

# **Land at Talyclun, Llangennech Planning Report**

08 August 2018

**LICHFIELDS**





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**1.0**

## **Introduction**

**1.1**

This document has been prepared by Lichfields on behalf of RSAI. The document accompanies our client's candidate site submission submitted pursuant to Carmarthen Council's call for sites as part of the preparation of its Local Development Plan 2018-2033.

**1.2**

The document sets out details about the site, a vision for its development, a review of the planning, environmental and technical constraints, the sustainability credentials of the site as well as the benefits of allocating this site in the Local Development Plan.

**1.3**

The planning report also demonstrates that the site is a deliverable site located within an accessible and sustainable location.

**1.4**

This planning report should be read in conjunction with the following documents:

- 1** Candidate Site Assessment Questionnaire (completed online);
- 2** Site Location Plan;
- 3** Development Principles Plan;
- 4** Facilities and Services Plan;
- 5** Adopted LDP Allocations and Commitments Plan;
- 6** Water Main and Foul Sewers Plan; and
- 7** Biodiversity Checklist.



## 2.0 Policy Framework

### Plan Preparation

- 2.1 The Planning (Wales) Act 2015 makes it clear that local planning authorities must, when exercising their plan making function, carry out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 and must take into account guidance issued by the Welsh Ministers.
- 2.2 The national guidance of relevance to the preparation of development plans comprises Planning Policy Wales (PPW) and Technical Advice Notes (TANs).
- 2.3 The non-statutory Local Development Plan Manual (Ed. 2, 2015) should also be considered alongside national guidance.
- 2.4 When preparing a development plan, Paragraph 4.2.2 of PPW requires that provision is made for presumption in favour of sustainable development to ensure that social, economic and environmental issues are integrated at the same time. Importantly, PPW advocates that local planning authorities should promote sustainable residential environments and make appropriate provision for affordable housing.
- 2.5 Furthermore, Paragraph 2.7.2 of PPW explains that when the Local Development Plan (LDP) is subject to examination, it will need to meet 3 soundness tests, assessing the following:
- a Does the plan fit?
  - b Is the plan appropriate?
  - c Will the plan deliver?
- 2.6 With the above in mind, the planning policy framework relevant to the assessment of this submission is as follows:

### Planning Policy Wales (Ed. 9, 2016)

- 2.7 The following chapters of PPW are considered relevant to this planning report:
- a Chapter 4 (Planning for Sustainability);
  - b Chapter 7 (Economic Development);
  - c Chapter 8 (Transport);
  - d Chapter 9 (Housing); and
  - e Chapter 12 (Infrastructure and Services).

### Technical Advice Notes (TAN)

- 2.8 The following TANs are considered relevant to this planning report:
- a TAN 1 – Joint Housing Land Availability Study (2015);
  - b TAN 2 – Planning and Affordable Housing (2006);
  - c TAN 18 – Transport (2007); and
  - d TAN 23 – Economic Development (2014).

### Local Development Plan

- 2.9 The current LDP (2006-2021) for Carmarthenshire was adopted in December 2014.



- 2.10 Whilst the LDP will be superseded by new LDP in due course it is important to consider the current policy context as it seems unlikely that the spatial policy direction will change significantly given its compliance with PPW sustainability principles.

### **Supplementary Planning Guidance**

- 2.11 We consider that the following locally adopted documents are relevant to this planning report.
- a Placemaking and Design (2016); and
  - b Leisure and Open Space Requirements for New Developments (2016).
- 2.12 Whilst these documents have been adopted in the context of the adopted LDP and therefore are likely to be updated in due course to accord with the new LDP we consider that the principles set out within the documents reflect PPW and TAN guidance and therefore they are likely to be retained. Key Policy Considerations
- 2.13 A review of the policy framework has identified the following key policy considerations that need to be taken into account in considering the merit of allocating the proposed site:
- a The principle of residential development on this site;
  - b Sustainable development.
  - c Landscape and visual impact;
  - d Safe and suitable vehicular and pedestrian access;
  - e The delivery of housing.
- 2.14 These issues are considered in the following sections of this planning report.



3.0

## Site and Surrounding Area

### Site Location

- 3.1 The site extends to approximately 4.189 hectares and is located to the immediate north east of the village of Llangennech, to the north of Pontarddulais Road (A4138), and comprises one field parcel.
- 3.2 The site is located approximately 1,200m from the centre of Llangennech.
- 3.3 The site has excellent road transport links and is located less than 1 km from Junction 48 of the M4 motorway which provides strategic connections to Carmarthen to the west and Swansea and Cardiff to the east.

### Site Description

- 3.4 The site is broadly elliptical in shape. In terms of topography it slopes from approximately 70 m AOD at the northern boundary to approximately 50 m AOD at the southern boundary.
- 3.5 The site comprises agricultural land that according to the Welsh Government Predictive Land Classification (ALC) Map is Grade 3b, defined as moderate quality agricultural land.
- 3.6 The site is bisected by a Public Right of Way (Footpath 34/46) which runs from the south east to the north west of the site.
- 3.7 The site's boundaries are described as follows:
- a **Northern Boundary** – The site is bounded to the north by an adjoining parcel of Grade 3b agricultural land;
  - b **Eastern Boundary** – The site is bounded to the east by Talyclun residential dwellings;
  - c **Southern Boundary** – The site is bounded to the south by a group of trees that runs parallel to the site boundary, beyond which lies Pontarddulais Road/A4138. In the south east corner, the site borders a residential property (Y Wenallt); and
  - d **Western Boundary** – The site is partially bounded to the west by an area of broadleaved forest. The remainder of the western boundary comprises hedgerows, beyond which lies Grade 3b agricultural land.

### Policy Designation

- 3.8 The adopted LDP Proposals Map shows that the site lies outside settlement boundary. The site is designated as High Specification Aggregate – Sandstone and Igneous Rocks.
- 3.9 The Adopted LDP Allocations Plan (IL31679/01-001) shows that the Talyclun residential area that borders the site to the east is located within the settlement boundary, meaning that the site is located in a “gap” between two separate areas both defined as part of the Llangennech settlement.
- 3.10 Llangennech, along with Llanelli, is defined in the adopted LDP as a Growth Area.
- 3.11 The adopted LDP allocations in Llangennech are shown on plan IL31679/01-001.

### Planning History

- 3.12 According to Carmarthenshire County Council's online planning application search, the site has no recent planning history.



- 3.13 Approximately 100 m to the west of the site and located outside of the settlement boundary, a planning application was approved on 16 March 2017 at Land at Maesydderwen, Llangennech for six residential units for gypsies (application ref. S/35265):

*“Proposed change of use of land for the stationing of up to six caravans for residential purposes, including formation of access road, landscaping, etc”.*

- 3.14 The 01 December 2017 Planning Committee report for the above application states:

*“The proposal accords with the policy requirements if the LDP and Circular 30/2007 in that it is accessible to a range of facilities and services, will not be detrimental to the amenity of nearby residents and land uses and is capable of being serviced with the required amenities and infrastructure”.*

- 3.15 A subsequent application (S/37186) to relocate the six static residential caravans slightly further south and to increase the size of the site was approved on 17 August 2018.

### **Local Service and Facilities**

- 3.16 The site is in close proximity to a number of services and facilities. Most of these are within a short distance meaning that they can be accessed via sustainable forms of transport such as walking and cycling.
- 3.17 Ysgol Gymraeg Llangennech, a Welsh medium primary school with an infant and junior school is located approximately 500 m from the site.
- 3.18 The nearest pair of bus stops, Llangennech Penybanc, are located within 100 m of the site. These bus stops are served by approximately 1-2 buses per hour (services L3, L4, 175 and X90) and there are direct services to Llanelli and Pontarddulais.
- 3.19 Llangennech railway station is located approximately 1.75 km to the south of the site which provides connections to Llanelli to the west and Cardiff to the east.
- 3.20 Other local services and facilities in Llangennech include a GP surgery, nursery, a convenience store, post office, pharmacy and formal sports provision.
- 3.21 The site is less than 1.5 km from existing employment opportunities that are safeguarded by Policy EMP1 of the adopted LDP (Employment – Safeguarding of Employment Sites). By way of example, the following companies are located within the area:
- 1 BCB International;
  - 2 European Telecom Solutions Limited;
  - 3 Checkers Catering Limited; and
  - 4 Fast Forward Distribution Ltd.
- 3.22 A plan (IL31679/01-002) showing the relationship between the site and local services, facilities and employment opportunities has been submitted as part of the submission pack.



## 4.0 The Proposal

### Land Use

- 4.1 The site has the potential to deliver up to 100 high quality family homes which would deliver a sustainable neighbourhood comprised of a mix of properties of different sizes and tenures.
- 4.2 Lichfields has prepared a Development Principles Plan (IL31679/01-003) that shows how the site could be developed. This has been informed by a comprehensive analysis of the characteristics and constraints of the site. It demonstrates that the site is capable of accommodating up to 100 dwellings. The Development Principles Plan has been submitted alongside this report. The development extent is broadly in line with the Talyclun development to the east and the woodland to the west.
- 4.3 The proposed development would provide (subject to viability) affordable housing on site and would be compliant with the Council's affordable housing policies. In the adopted LDP, this relates to Policy AH1 (Affordable Housing) which requires 20% affordable housing in the Llanelli area.
- 4.4 The trees and hedgerows that extend the length of the site's southern boundary would be retained and enhanced as far as possible and would provide a natural screening of the development from the A4138. The area of woodland to the west of the site will also be retained and a buffer is proposed between the dwellings and the woodland.
- 4.5 The proposed development would retain and incorporate the Public Right of Way that crosses the site.
- 4.6 A landscape buffer is proposed to the north of the site.

### Site Access

- 4.7 We have been advised by Vectos Transport Consultants that the most logical vehicular access to the site would be located off the B4297/A4138 junction at the southern boundary of the site.
- 4.8 There is potential for the vehicular access to the site to be integrated with the existing B4297/A4138 junction to form a cross-road junction, which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road.
- 4.9 The proposal has the potential to prioritise and improve pedestrian links to Llangennech village centre by introducing a signalised pedestrian crossing across the A4138 and providing the currently missing section of footway on the northern side of the A1438.
- 4.10 The proposal has potential to contribute funds towards the creation of segregated shared walking and cycle route between the site and the A4138/Trosserch Road roundabout to the west.
- 4.11 There is also an existing subway that runs perpendicular to the underside of the A4138 which is currently used for walking livestock. There is a possibility that this subway could be improved to facilitate safe pedestrian and cycle links to and from the proposal site.



5.0

## **Physical and Environmental Constraints**

### **Designations**

- 5.1 There are no known statutory designations within the boundary of the site.
- 5.2 According to the Welsh Government ALC Map, the site comprises Grade 3b agricultural land in its entirety and is considered to be moderate quality agricultural land.
- 5.3 The site is located approximately 550 m to the north of the Carmarthenshire Bay and Estuaries Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC).

### **Flooding**

- 5.4 According to the Welsh Government Development Advice Maps (DAMs) the site is located wholly within Flood Zone A and is therefore not considered to be at risk of tidal or fluvial flooding.

### **Heritage**

- 5.5 There are no Listed Buildings or Scheduled Ancient Monuments within the proposal site. The closest heritage asset to the site is Hen Gapel (Tynewedd Chapel) Grade II listed building, approximately 700 m from the site.
- 5.6 The site is not located in a Conservation Area.

### **Coal Mining**

- 5.7 The Coal Authority Interactive Map shows that there are past shallow coal mine workings, two mineshafts and a “Development High Risk Area” in the south west corner of the site.

### **Drainage**

- 5.8 There is potential to connect to an existing water main and foul sewer that runs beneath the A4138 to the immediate south of the site. Plans of the existing water main and foul sewer have been submitted alongside this report.



## 6.0

## Policy Assessment

### Principle of development

## 6.1

Paragraph 9.2.9 of PPW provides a set of criteria which local planning authorities should consider when deciding which sites to allocate for housing in their development plans. The table below lists these criteria and provides detail on how the submission site is in accordance.

Table 6.1 PPW Paragraph 9.2.9 Consideration Criteria

PPW Consideration criteria	How does the proposal accord?
The availability of previously developed sites and empty or underused buildings and their suitability for housing use;	Our client recognises that it is good practice to reuse previously developed land. However, Carmarthenshire's housing requirement cannot be met by developing previously developed sites alone. There needs to be a balanced mix of brownfield and greenfield sites to ensure that the dwellings required in the County are delivered.
The location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;	<p>The submission site is located within close proximity of existing employment opportunities, a convenience store and bus stops that provide regular services to Llanelli and Pontarddulais. These can be accessed via modes other than the private car.</p> <p>The proposal provides scope for improvement to the existing road and pedestrian network along the southern boundary of the site.</p>
The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;	<p>There is potential to connect to an existing water main and foul sewer located immediately to the south of the site's southern boundary.</p> <p>The site is located within 100 m of bus stops that provide regular services to Llanelli and Pontarddulais.</p> <p>The proposal provides scope for improvement to the existing road and pedestrian network along the southern boundary of the site.</p> <p>The site is located less than 500 m from a primary school and within close proximity of Llangennech GP surgery.</p> <p>Financial contributions will be provided where necessary to ensure that the existing infrastructure can absorb the proposed development.</p>
The scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language, and to provide sufficient demand to sustain appropriate local services and facilities;	The development can assist in building a sustainable community that is formed of a wide variety of dwellings and tenures. The new population will be able to help support local services and shops in the vicinity of the site as well as providing new pupils for Ysgol Gymraeg Llangennech which will have consequential positive impacts on the Welsh language.



The physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes;	<p>Lichfields has prepared a Development Principles Plan (IL31679/01-003) that shows how the site could be developed which has been informed by a comprehensive analysis of the characteristics and constraints of the site.</p> <p>The site is not subject to flood risk or any known archaeological, contamination or other physical (or environmental) constraints that would mean the site is not suitable for residential development.</p> <p>The former coal shafts will be further investigated prior to development taking place.</p>
The compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and	The submission site is located in the settlement boundary gap between the existing Talyclun residential development to the east and the built-up Llangennech settlement to the south west. The proposal is therefore compatible with the established residential neighbouring uses. In addition, the development will improve pedestrian connectivity between Talyclun and the rest of Llangennech.
The potential to reduce carbon emissions through co-location with other uses.	The site is located within 100 m of a regularly serviced public transport network which provides potential to reduce carbon emissions through reduction in the use of private vehicles. The site is also within walking/cycling distance of numerous facilities and services in Llangennech including a primary school.

- 6.2 Policy SP3 (Sustainable Distribution – Settlement Framework) of the adopted local plan classifies the main settlements in Carmarthenshire according to their role and function. The village of Llangennech, along with the town of Llanelli, is defined as a Growth Area (GA2) with a highly sustainable centre, strategic employment and residential provision and accessibility through strategic highway, rail and public transport links. Given the range of services available at Llangennech and the emphasis PPW places on sustainable development it seems likely that the area should continue to remain high up the settlement hierarchy in the new LDP and act as a focus for new development.
- 6.3 Policy SP3 of the adopted LDP seeks to provide for growth in a manner consistent with the hierarchy with development apportioned according to the settlement's ability and suitability to accommodate growth (paragraph 5.5.5). This approach again remains consistent with PPW and would be a sensible basis for allocating development in the new LDP.
- 6.4 Paragraph 7.3.2 of PPW states that new development sites should generally be located within or adjacent to defined settlement boundaries, preferably where public transport provision is established.
- 6.5 The submission site is located between two areas of land that are both within the Llangennech settlement boundary. The development of this site would therefore seek to link the two areas so that Llangennech has one unbroken settlement boundary. The site is closer to the facilities and services in Llangennech compared to the existing housing at Talyclun.
- 6.6 In addition, the principle of development to the north of the A4138 is established by the recent approval of application ref. S/35265 for six residential caravans at Land at Maesydderwen, Llangennech, which like the proposal site, is located outside of the settlement boundary.
- 6.7 The Planning Committee report for the above application states:



*“The proposal accords with the policy requirements if the LDP and Circular 30/2007 in that it is accessible to a range of facilities and services, will not be detrimental to the amenity of nearby residents and land uses and is capable of being serviced with the required amenities and infrastructure”.*

- 6.8 It is clear that both officers and members consider the area to be accessible to a range of facilities and services and therefore suitable for residential use. A subsequent application (S/37186) to relocate the six static residential caravans slightly further south and to increase the size of the site was approved on 17 August 2018.
- 6.9 As a result of the site being located in an illogical gap in the settlement boundary of Llangennech and complying with the PPW consideration criteria we consider that the principle of development is acceptable.

### **Sustainable development**

- 6.10 Policy SP1 of the adopted Local Plan (Sustainable Places and Spaces) states that proposals for development will be supported where they reflect sustainable development and design principles by (amongst others):
- a Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;
  - b Creating safe, attractive and accessible environments which contribute to people's health and well-being and adhere to urban design best practice; and
  - c Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling.
- 6.11 Irrespective of whether this policy is carried forward into the replacement LDP these principles are consistent with the approach to sustainable development set out in PPW and are worthy of consideration in assessing proposed new LDP allocations.
- 6.12 Furthermore, Paragraph 5.9.15 of the adopted LDP states that the status of a Growth Area settlement reflects the availability of an extensive range of services and facilities which are vital to supporting the principles of sustainability and its capability of supporting high level of growth.
- 6.13 As detailed in this planning report, the submission site is within close proximity of a range of facilities and services including Ysgol Gymraeg Llangennech primary school, Llangennech GP surgery and Llangennech Community Centre. There is a large employment area in Llangennech which provides good opportunities for work. All of these facilities are easily reached from the site by sustainable forms of transport such as walking and cycling. The site is also in very close proximity to public transport services to Llanelli and Pontarddulais. The development of this site has the opportunity to promote active travel modes and to create a community that is not dependent on the private car.
- 6.14 Llangennech is defined by the existing LDP as a growth area and there seems no compelling reason why this designation shouldn't be carried forward as part of the existing LDP review. It is considered that a development of this site will assist in supporting the role and function of the settlement. An increase in population will assist in sustaining key community facilities such as the school and community centre.
- 6.15 Given that the site has been intensively farmed it is unlikely that the development would give rise to significant environmental impacts. However, the requisite surveys would be undertaken



as part of a planning application in due course to ensure that the environment is not harmed by the development.

- 6.16 As a result of the above, we consider that the development of the proposed site would constitute sustainable development.

### **Landscape and visual impact**

- 6.17 The site is bounded by dense trees along the southern boundary of the site and dense woodland along the western boundary. With the exception of the trees removed for access purposes these features will be retained and will therefore provide natural screening of the proposal site from the A4138 and from the west. Travelling east/west along the A4138 the Talyclun development is not visible until approximately 100m from the site as a result of the difference in levels and the thick belt of trees adjacent to the A4138. Further on, the proposed development would then be screened by the existing Talyclun development meaning that it would not be visible until the receptor would be directly facing the site.
- 6.18 Furthermore, additional on-site landscaping has the potential to enhance the screening of the development from important vantage points.
- 6.19 As a result of the existing and proposed screening, as well as the existing built form context of Talyclun we consider that the proposal is unlikely have an adverse landscape and visual impact.

### **Access**

- 6.20 The proposals for development will reflect sustainable development and design principles by promoting active transport infrastructure and safe convenient suitable access particularly through walking and cycling. Paragraph 8.1.4. of PPW states that consideration needs to be given to the allocation of new sites that are likely to generate significant levels of movement in LDPs to ensure that access provisions which promote walking and cycling, as well as public transport are included from the outset.
- 6.21 The proposal has the potential to prioritise and improve pedestrian links to Llangennech village centre by introducing a signalised pedestrian crossing across the A4138 and providing the currently missing section of footway on the northern side of the A4138. This will also benefit the residents of Talyclun. The proposal also has potential to contribute towards the creation of a segregated shared walking and cycle route between the site and the A4138/Trosserch Road roundabout to the west.
- 6.22 Lichfields have been advised by Vectos Transport Consultants that the most logical vehicular access to the site would be located off the B4297/A4138 junction at the southern boundary of the site.
- 6.23 There is potential for the vehicular access to the site to be integrated with the existing B4297/A4138 junction to form a cross-road junction, which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road.
- 6.24 We therefore consider that appropriate access to the submission site for pedestrians and road-users can be provided.

### **Housing Delivery**

- 6.25 Paragraph 9.2.3 of PPW states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing. As of



July 2018, Carmarthenshire County Council can demonstrate only 3.8 years of housing land supply<sup>1</sup>.

- 6.26 Since the adoption of the LDP in December 2014, Carmarthenshire County Council has produced Joint Housing Land Availability Studies (JHLAS) in accordance with the requirements of TAN 1 (2015).
- 6.27 According to the latest JHLAS, 406 homes were completed in Carmarthenshire in the year prior to 01 April 2018, 426 homes were completed in the year prior to 01 April 2017<sup>2</sup> and 516 homes were completed in the year prior to 01 April 2016<sup>3</sup>. This is an average of 450 dwelling completions per annum in Carmarthenshire over the past three years.
- 6.28 This level of delivery is substantially below the requirements of the adopted LDP, which requires the completion of approximately 890 new dwellings per annum (13,352 new dwellings over the Plan Period 2006-2021). As part of the LDP review process it will be important to understand the reasons why housing delivery fell so short of the requirement figure. In particular it will be necessary to review the deliverability of existing allocations and commitments and the extent to which these sites reflect patterns of market demand.
- 6.29 The Council should look to replace LDP sites that have previously failed to deliver with new allocations that are consistent with sustainable planning policy criteria as set out in PPW and are demonstrably viable. It is acknowledged that Welsh Government is requiring greater scrutiny of deliverability as part of the LDP plan making process. This will not only assist in ensuring that viable sites are allocated but that they can deliver the essential physical and community infrastructure necessary to support new homes.

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<sup>1</sup> 2018 Joint Housing Land Availability Study Report (July 2018)

<sup>2</sup> 2017 Joint Housing Land Availability Study Report (August 2017)

<sup>3</sup> 2016 Joint Housing Land Availability Study Report (August 2016)



7.0

## **Key Benefits of the Proposal**

- 1 Residential development of the proposal site in Llangennech would be in accordance with Planning Policy Wales' aspirations for new residential development. This includes siting new development in sustainable locations with respect to services, facilities, public transport connections and employment opportunities.
- 2 The proposal site is in a sustainable location within close proximity to a number of services and facilities including Ysgol Gymraeg Llangennech.
- 3 There is no statutory landscape, ecological or heritage designation within the vicinity of the site that would be adversely impacted upon by the development.
- 4 The proposed site would contribute up to 100 dwellings to the Council's housing delivery including a proportion of affordable housing.
- 5 The allocation of the site will mean that a deliverable site is included within the LDP. This will assist the Council in meeting its new housing requirement figure.
- 6 There is potential for the vehicular access to the site to be integrated with the existing B4297/A4138 junction to form a cross-road junction, which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road.
- 7 The site would sit well within the context of the neighbouring Talyclun housing development and would join the disparate parts of Llangennech's settlement boundary.
- 8 The proposed development would not be visually intrusive as the existing group of trees that fronts the southern boundary of the site, the area of woodland to the west of the site as well as the existing Talyclun development would provide screening of the proposal site from the A4138. Additional landscaping would be provided where necessary.



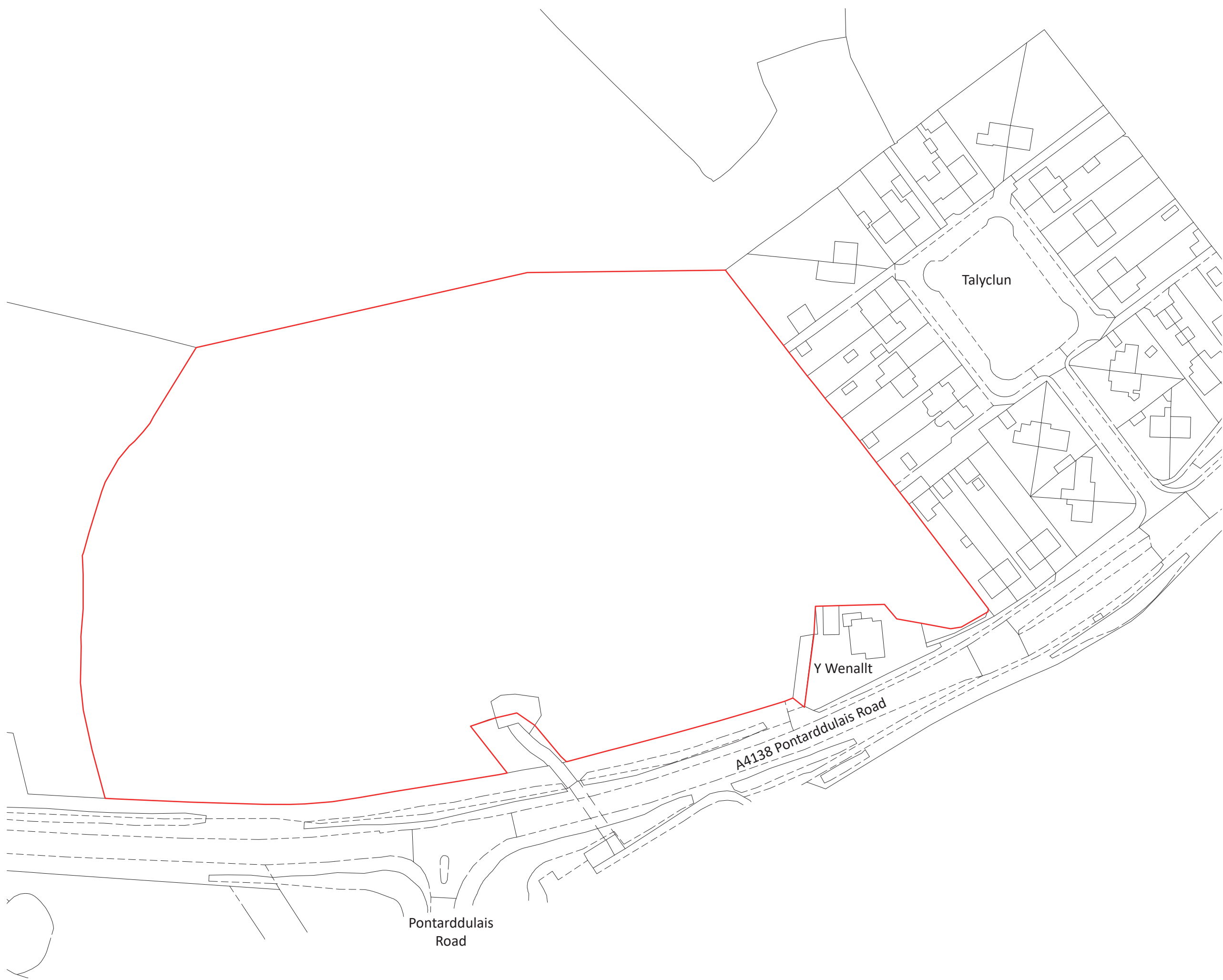
## **8.0 Summary**

- 8.1 This planning report has been prepared to accompany a Call for Sites submission for a site to the immediate east of Llangennech, to the north of the A4138. The report has explained that the proposed development in accordance with the aspiration of the existing statutory development plan as well as other policy and guidance, including PPW.
- 8.2 The report has explained the numerous benefits of developing this site including the site's excellent links to services and facilities within Llangennech as well as the delivery of much needed housing in the local area.
- 8.3 In line with Welsh Government's goal for sustainable development and criteria for examination of the LDP, we consider that the proposal site should be allocated for the delivery of housing in the Carmarthenshire revised LDP 2018-2033.



## **Appendix 1: Site Location Plan**





Key

Site Boundary



Project Land at Talyclun, Llangennech

Title **Site Boundary**

Client Mr Gareth Thomas

Date 18.10.19

Scale 1:1250 @ A3

Drawn by SG

Drg. No. IL31679/01-004 (RevA)

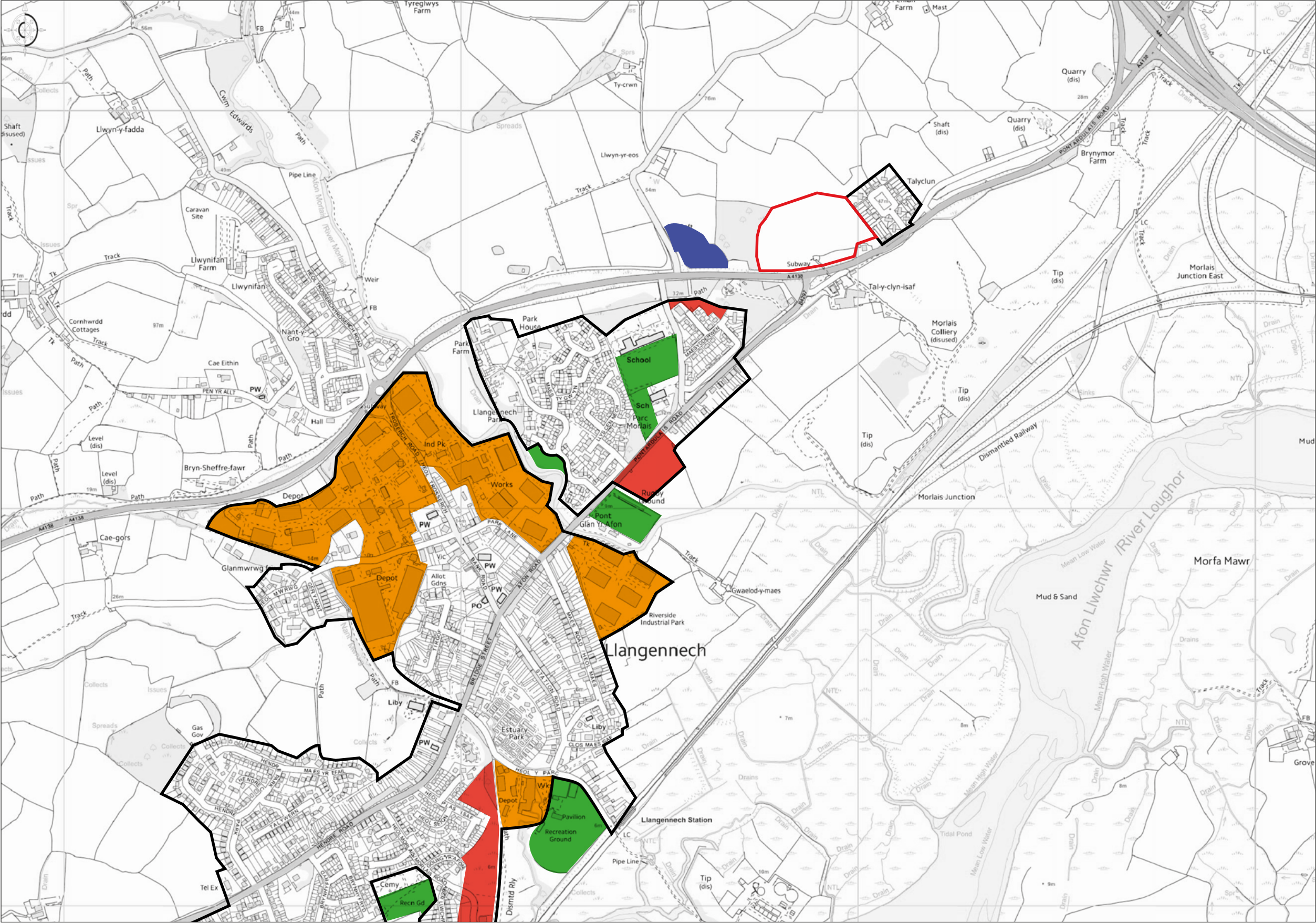


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## **Appendix 2: Adopted LDP Allocations and Commitments Plan**





Key

Candidate Site

LDP 2006-2021

Housing Allocations

Existing Employment Area

Existing Recreation / Open Space

Settlement Boundary

Approved Applications

Approved Gypsy Site

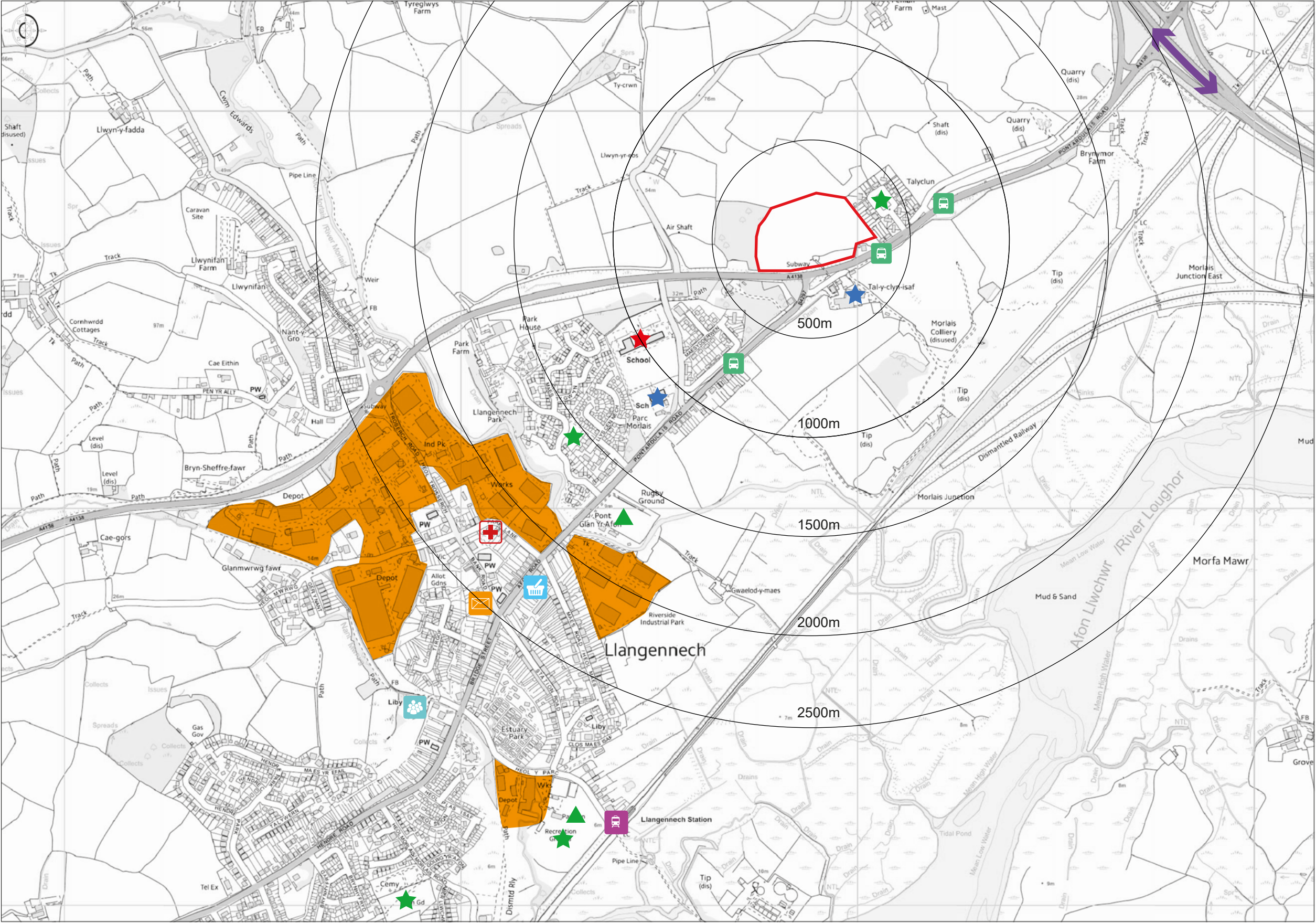


Project	Talyclun, Llangennech
Title	Adopted LDP Allocations & Commitments
Client	
Date	13.05.18
Scale	1:10000 @ A3
Drawn by	GH
Drg. No.	IL31679/01-001 revB



## **Appendix 3: Relationship with local facilities and services Plan**





Key

Candidate Site

Primary School

Play Area

Formal Sports Provision

Railway Station

Employment Opportunities

Convenience Store

Post Office

Llangennech Surgery

Nursery / Infant School

Bus Stop

Community Centre

Strategic connections to Carmarthen to the West and Swansea / Cardiff to the East

Project	Talyclun, Llangennech
Title	Relationship with local facilities and services
Client	
Date	14.05.18
Scale	1:10000 @ A3
Drawn by	SV
Drg. No.	IL31679/01-002 revA

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WE/31679/01



## **Appendix 4: Development principles plan**





Key

Site Boundary

Proposed site access

Existing PRoW retained and incorporated into site

Potential pedestrian link to existing play area

Woodland buffer (15m)

Secure development boundary to existing properties to east

Development with rear and /or side elevation addressing A4138

Development backing onto northern boundary

Illustrative development blocks

Contours at 1m

Landscape buffer

0

25m

50m

75m

LICHFIELDS

Project

Land at Talyclun, Llangennech

Title

Development Principles

Client

Date

20.08.18

Scale

1:1250 @ A3

Drawn by

SG

Drg. No.

IL31679/01-003 RevA

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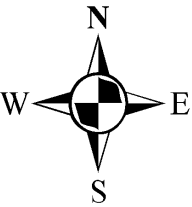


## **Appendix 5: Water main and mains sewer plan**





Dŵr Cymru  
Welsh Water



LEGEND(Representative of most common features)

Waste network:			
	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
NB: Sewer symbol colour indicates the type.			
RED	- Combined		Private Sewer Transfer
GREEN	- Surface Water		Lateral Drain
BROWN	- Foul		Inspection Chamber
Purple	- Former S24 sewers (for indicative purposes only)		

Notes:


Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

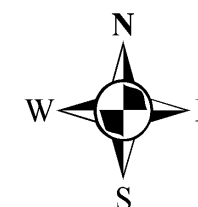
Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS  
TO BE DETERMINED ON SITE.















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### Waste network:

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement

NB: Sewer symbol colour indicates the type.

RED	- Combined		<b>Private Sewer Transfer</b>
GREEN	- Surface Water		<b>Lateral Drain</b>
BROWN	- Foul		<b>Inspection Chamber</b>

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Service pipes are not generally shown but their presence should be anticipated

**EXACT LOCATIONS OF ALL APPARATUS  
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