

# Local Development Plan 2: Request from the inclusion of Land at Felindre, Llangadog



## 1. Introduction

This report has been prepared in support for the inclusion of land which is opposite the Bungalow of Efailnewydd, Llandgadog. This is a small settlement, Felindre, that has not been allocated a defined settlement boundary.

## 2. Site Details

The potential candidate site is located on the edge of the hamlet of Felindre on the outskirts of the village of Llangadog. The land currently is used for pasture by the proposer of this site. There are currently no structures or buildings within the parcel of land.

### Proposed Use of the Site and it's Deliverability

The site is proposed to be allocated for residential housing purposes. It is the aim of the land owner to provide a housing site for around 5 dwellings for local people. It is aimed that once this land is allocated for housing and included within the settlement boundary for Carmarthen that a full planning application is prepared and submitted to Carmarthenshire County Council. The aim is to provide housing for local people within the area with an application submitted within 18months of the plan being adopted.

## 3. Site Assessment Methodology

The site is a relatively flat site that would be able to accommodate housing without producing a visual impact on the local and wider area. There are extensive natural hedgerow screening all along the boundaries of the proposed site.

The site is a greenfield site with no history or evidence of past activities which would have resulted in the contamination of any soils. Any development undertaken within this area would be designed to enhance and improve the character of the area and not cause any impact.

The site is located some distance away from any significant water course and therefore is not identified as being liable to flood under the Natural Resources Wales Flood Maps. In regards to the disposal of surface water, the site is sufficiently large enough to accommodate the provision of soakaways within good ground conditions, which will be able to drain freely with no signs of waterlogging or standing water.

The village is lucky to benefit from the provision of a public sewerage system, mains water supply and electricity. It would be possible to connect to the foul sewerage system through gravity linking into the sewer which is located within the public highway. If there are any capacity issues, this could be remedied by providing private sewerage system such as septic tanks or sustainable drainage systems. Access to all other services is readily available and would be easily accessible to any new development within the area.

Any development on this site would involve the retention of the hedgerow and trees that run along the site boundary to partially screen the development from the surrounding area. There is no current evidence of any current habitats or protected species within the site.

#### 4. Viability of the Site

The viability of the site is imminent. As previously mentioned the land owner intends to submit a planning application on this site as soon it is adopted and included within the settlement boundary of Carmarthen. Having family that want to move to live within close proximity to the family home has meant that the promoter wishes to provide housing locally to ensure the return of local people to the area.

#### 5. Accessibility

The site can be accessed from the current road network which links the hamlet to the villages of Llangadog and Bethlehem. This would be adequate to provide regular vehicle use and would have the provision to be widened to provide a footway as required. Visibility splays to comply with current standards from vehicles emerging onto the public highway are good in both directions.

#### 6. Sustainability

The potential candidate site is immediately adjacent to the settlement. It is requested that a review be made into the reason why a defined settlement boundary has not been given to this hamlet, due to its close proximity to the village of Llangadog.

Llangadog is served by good public transport bus services which operate through the town and County, with a bus stop located in close proximity. Bus routes provide links to Carmarthen, Swansea and beyond. There are good cycle facilities to surrounding settlements, and there is also an extensive footpath network available within the locality.

Llangadog offers an extensive range of facilities, such as shops, industrial units, community facilities, education facilities such as a primary schools.

#### 7. Policy HOM4

As this hamlet has not been given a defined settlement boundary, the policy for providing housing in the locality would be HOM4. This policy allows new residential dwellings, up to 2 for each hamlet, which will be classed as affordable dwellings. However this will limit who would be able to live in these properties. Therefore it is requested that further explanation be given on the process of if these dwellings cannot be let or sold as affordable dwellings whether the tie could be removed.

## 8. Conclusion

In conclusion, this site is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people. In a climate where there are not enough housing available, it is considered that the authority should re-asses their assessment of this site and consider it's inclusion due to the land owners being keen in developing the land.