



Lampeter SA48 8AN
Mobile: [REDACTED]

Local Development Plan
Carmarthenshire County Council

Hafan y Coed
Maeshyfryd
Forest Road
Llanbedr Pont Steffan
Ceredigion
SA48 8AN

3 April 2023

Dear Sir/Madam

Land to the South West of Llys Llewelyn, Peniel

Introduction

We act on behalf of Mr Rhodri Walters to promote the above land in the emerging LDP for residential development.

Recognising that Peniel is a Tier 3 settlement, defined as “Sustainable Villages”, it is envisaged that growth is to be expected here and the applicants have a parcel of land which lends itself well to development along the A485 County Road.

The Inspector is recommended to approve the designation of the land for residential use which will allow the village to accommodate growth in response to local need.

This letter demonstrates that this site can satisfy the requirements of the Council.

The Site

The site is currently used for the grazing of horses by the landowner who lives in the bungalow to the front. The site is partially brownfield land with an existing horse training arena and sheds. The land is not of high agricultural grading and of no ecological value. The google image below demonstrates how well the site relates to the village of Peniel – it forms a natural rounding off of the settlement with houses to the North, East and South and a definitive hedgerow to the West with open countryside beyond.



Map 1: Red star denotes application site [Source: Google]

The total proposed area measures 0.43ha which could offer a continuous development from the existing Llys Llewelyn site.

The current site commenced work in 2020 and to date four dwellings have been completed and occupied with a further two nearing completion. The local developer is proud that a vibrant community feel has been created with the houses all occupied by young couples who either have young children who attend local schools, or those who have recently started a family.

The development is making a strong contribution to a sustainable community with each household so far having either been Carmarthenshire born and/or Welsh speaking residents and all the children living on the development attending local, Welsh-medium schools. Affordable housing has also been built on the site in line with the s106 agreement.

The development displays a strong environmental performance by going above and beyond current building regulations in combining air source heat pumps and PV solar panels to achieve 'A' rated SAP/EPC results.

The developer strongly believes that a high quality, energy efficient development such as Llys Llewelyn attracts young professionals and affords them a desirable and



sustainable base to build their lives in Carmarthenshire offering significant advantages to the local community.

Location

Peniel is a sustainable settlement and is seen as a satellite village for Carmarthen being located only 3 miles from the centre of the town which is host to a variety of facilities and amenities including employment land, retail, amenities and facilities. It also has primary and secondary schools.

Peniel itself has a Primary school, Chapel, Care Home, SM9 Fitness Gym and is home to Gwili Jones Agricultural Sales depot. The location of this site has considerable merit and enjoys an excellent relationship with existing residential development. The site is closely related to the main transport corridor along the A485 which has regular bus services stopping just outside the residential estate. There are footpaths running from the site directly to Carmarthen and conveniently located in terms of the primary school and for secondary school buses. Furthermore, its development would contribute to and help sustain the local community's well being through the provision of additional, mixed tenure housing in a location that reinforces the traditional settlement pattern.

Proposed Allocation

The site has no previous planning history for residential but is partly used for the purposes of training horses. The existing residential site abutting to the North has a hammer head which can be extended to allow access for the future growth of this site. The vision would be to provide 4 open market property and 2 affordable houses, equivalent to a total of 6 houses. The open market properties would follow the same design and scale of the existing scheme being executive, high quality builds.

Allocating the site for residential development would be consistent with the existing pattern of the settlement, particularly to the Eastern side of the A485. The parcel of land is contained within the settlement and does not result in ribboning or sporadic development.

The field has a gentle slope from North to South.

The small amount of buildings (a horse walker) and small shed would be removed to facilitate the proposed development. The field is not part of any larger agricultural holding and is not used for any farming or food production purposes.

The site offers a natural extension to the current development and the site infrastructure such as access roads, utility supply, street lighting and foul drainage are already in place. The proposed site has existing housing along three of its boundaries so represents a natural infill site. It is also entirely hidden from the main road so has no visual impact on those driving through the village.

The proposal is for a low density extension to the current development with family type houses in a very similar style to the existing properties.



The current site road has been built to an adoptable standard and is of sufficient width to serve the proposed development. There has also been a new footpath built along the carriageway frontage of the existing site with appropriate crossing points to the bus stop which sits directly opposite the current site thus enabling all residents ease of use of public transport.

We therefore respectfully ask that you consider including this site as an LDP allocated site for housing.

I trust you find the enclosed in order and look forward to receiving an acknowledgement of the submission. Should you wish to discuss the attached in more detail, please do not hesitate to contact me on [REDACTED] or via email on [REDACTED]

Yours faithfully

Gwennan Jenkins
JMS Planning & Development

Encs