



Hafan y Coed, Lampeter SA48 8AN

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Local Development Plan
Carmarthenshire County Council

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

13 April 2023

Dear Sir/Madam

Land at Blaen Gwili off Heol y Deri, Cwmgwili SA14 6PH (whole field)

Introduction

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

Recognising that Cwmgwili is a Tier 3 – Sustainable Village settlement within Cluster 3, there is no space for further development within the village with the development limits closely tied around the existing built form.

The Inspector is requested 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 along with the Integrated Sustainability Appraisal demonstrates that this site can satisfy the requirements of the Council.

The Site

The site is currently used as farmland but is underutilised and has potential to be developed for residential. The total proposed field which fronts Heol y Deri and bound to the North by an agricultural shed and to the South by the dwellings of Heol y Deri measures 1.37ha which could offer frontage development and in depth estate development off a single access point. This would be consistent with the development pattern seen throughout the settlement. The field is gently sloping with good access onto the County C class Road.

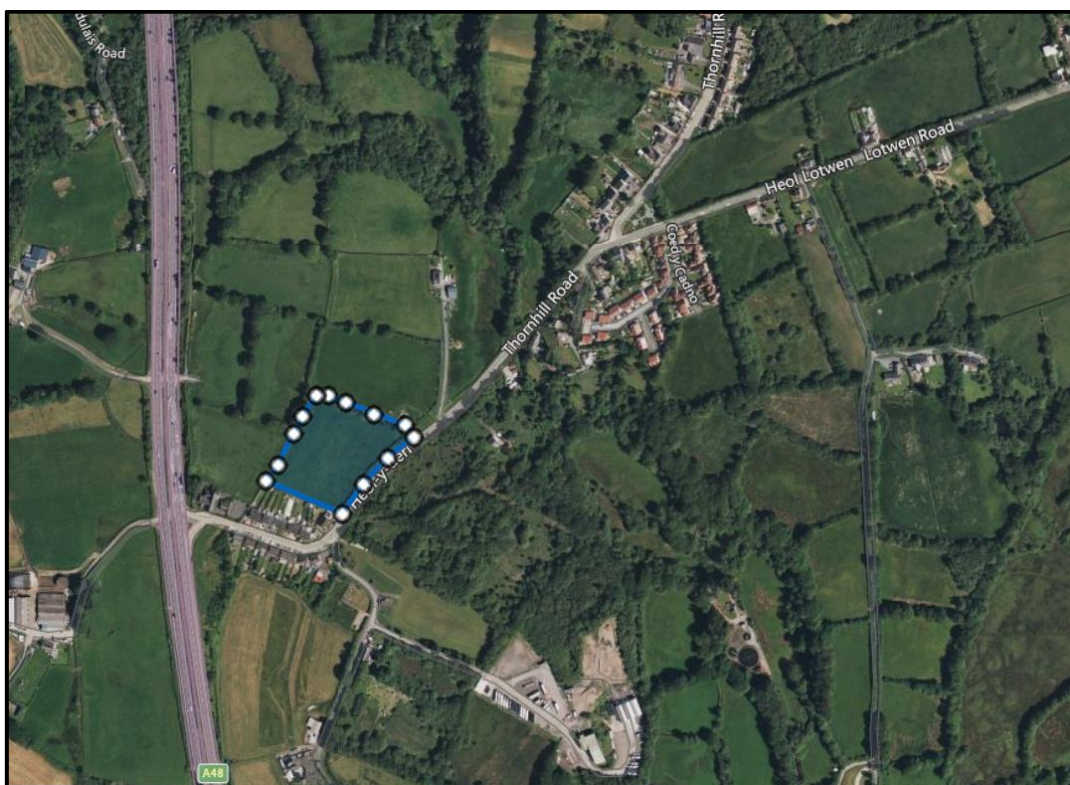


Figure 1: Map showing location of site in Source: calcmaps

Location

Cwmgwili is a growing settlement and has seen an increase in its population for many years with a marked increase in its younger population over recent years. Almost directly across the road from the site there is a village hall, children's playground and village green. Within Cwmgwili there is an active community participation which is highlighted by the recent construction of a village garden area at the juncture of Heol y Deri and Thornhill road in addition to community events and children's parties held at the village hall. There is a good network of public footpaths around the village which combine with the village green and gardens to give a level of outdoor amenity, there is also a pavement along the road joining Cwmgwili to Capel Hendre and beyond.

Cwmgwili has a broad socio demographic which is reflected by its mix of housing ranging from social and ex local authority through to executive housing. Cwmgwili also has a broad mix of age groups ranging from children and young families through to retirees

The site is on a bus route and has a bus stop directly outside it. Almost direct access to the A48 dual carriage way is available which lends the site to those likely to commute to Carmarthen or Swansea. Cwmgwili is served by Saron primary and Amman Valley / Maes y Gwendraeth schools.

Proposed Allocation

The site has no previous planning history for residential however the first proposal for its allocation was rejected by the LDP team because they felt that “Development would lead to an illogical extension of the urban form. The site will remain outside of the development limits.” The vision would be to provide a residential site with a mix of open market and affordable properties.

The proposed Candidate Site has well-defined perimeters and is located within immediate proximity to adjacent residential properties and its allocation would round off the settlement of Cwmgwili this direction. The existing built form and pattern of settlement follows key access routes such as Heol y Deri.

The sites sustainability appraisal demonstrates that the land is readily available to be developed and with the two main original concern being surface water flooding, which would be dealt with by means of sustainable surface water drainage scheme and highways, but with the translocation of the existing hedge and the provision of one central access point there are adequate splays to provide a safe access.

In terms of the viability of the scheme, whilst it is difficult to ascertain at this stage the developers profit combined with fluctuating materials and house prices, the deliverability of this scheme, in the proposed location, would be deemed to be financially and physically viable, with no environmental, geo-physical or technical constraints prohibiting immediate development.

Public mains sewerage is located in the pavement in front of the site along with mains water and overhead electricity.

Access to the site is currently available via an entrance off Heol y Deri across the proposer’s land but this may could be replaced with a more direct means of access off Heol y Deri. The centre of the site achieves at least 80m of visibility along Heol y Deri which is a C road with a 30mph speed limit.

The topography of the site is gently sloping, currently covered in grass and bordered by hedges and stock fencing. The current use of the site is agricultural grazing and forage harvesting but due to the poor quality of the soil, yields are extremely poor. There is also little biodiversity at the site and no trees would be affected by the

proposal. If sections of the hedgerow need to be removed this can be mitigated by the landowner by means of planting protected replacement directly behind the site.

The proposed site is likely to have little negative impact upon the neighbouring houses as they would be arranged 'side to side' with the existing houses of numbers 11 and 12 Heol y Deri and the proposer is able to allocate sufficient land to leave a suitable margin between properties. Visual impact is low and the existing hedgerow can be utilised to mitigate this further if needed.

Previous candidate site application response and update

The village hall across the road is due to be developed as a new community hub shortly, in the light of this, the allocation of the land would be logical, and additionally the land adjoins the existing development limits and has good road and services access. There is mains water, sewerage and electricity in the road.

There is a need for this allocation as the allocation proposed in the LDP has been completed, and whilst we realise the date of the LDP is backdated, it leaves no space for further development in Cwmgwili for the lifetime of the next LDP which is a major concern for the landowner. There are Welsh speaking members of the community who are unable to purchase a suitable home in the village and are having to live elsewhere and drive to see their family, this has significant environmental impact. Some of them are also elderly and will need future care from their family.

Welsh language

In terms of the Welsh language, one of the homes will be for the landowner, one of them for his parents and its highly likely the third will be for his son and daughter. They are all first language Welsh speakers and the family has had a permanent presence here since the 1800s .

Probability of allocation being fulfilled

As a family they have built five houses in the village and in total the family occupy 9 houses in Cwmgwili currently, they are all first language Welsh.

Personal need

Whilst this may not be solely relevant to the allocation, we wish to include it as it provides the Inspector with an overview of the need to allocate this land. The applicant has a 30 acre sheep holding adjoining the land and he rents other grazing in the village. It would be beneficial for him to move adjacent to the land in order to continue farming as he is now moving into his 50s.

We 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

[REDACTED]

Gwennan Jenkins
JMS Planning & Development

Encs