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Saron,
Llandysul,
Carmarthenshire,
SA44 5DY.

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Sustainable Appraisal relating to:- Land for Residential Development

Land adjacent to:-
Wenallt, Saron, Llandysul, Carmarthenshire
SA44 5ED

Clients: Mr & Mrs W O'Shea
REF: SAR - 00460

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1. Introduction

1.1

Mr & Mrs W O'Shea are the freehold owners of Wenallt.

This statement has been written and compiled as a supporting document to appraise part of the land of Wenallt for residential development on behalf of Mr & Mrs W O'Shea.

1.2

The land has been appraised in response to invitations for candidate sites following the review of Carmarthenshire Local Development Plan (LDP).

1.3

This representation is a resubmission in response to requests for development land for the second Deposit Revised LDP.



Photograph1: land proposed for inclusion within the revised LDP

1.4

The appraisal of this land for development has been made following an assessment of the Welsh Assembly Government's National Planning Policy Edition 9 published November 2016 and Carmarthenshire's Local Development Plan adopted December 2014. It addresses key issues including:-

- Sustainability.
- Access.
- Potential Site layout and landscape.
- The Local Architectural Environs.
- Delivery.

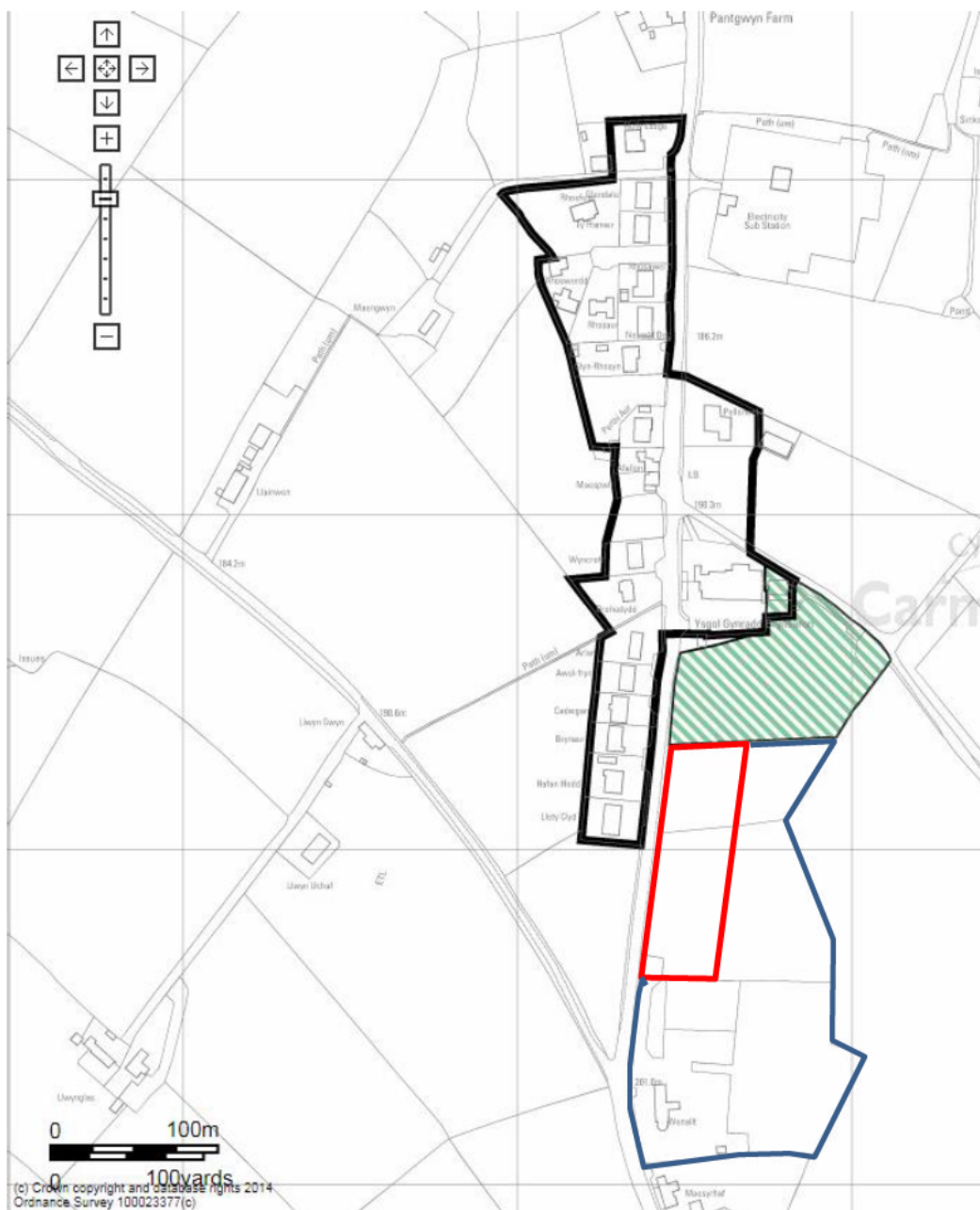
2. Location

2.1

The land is in the parish of Llangeler in north Carmarthenshire. It is sited adjacent to a settlement cluster in Saron; Saron is within Sustainable Community 2 (SC2).

Below: an excerpt from Carmarthenshire Local Development Plan Adopted in December 2014. The land within the appraisal is outlined in red; the remainder of the land owned by Mr & Mrs W O'Shea is outlined in blue.

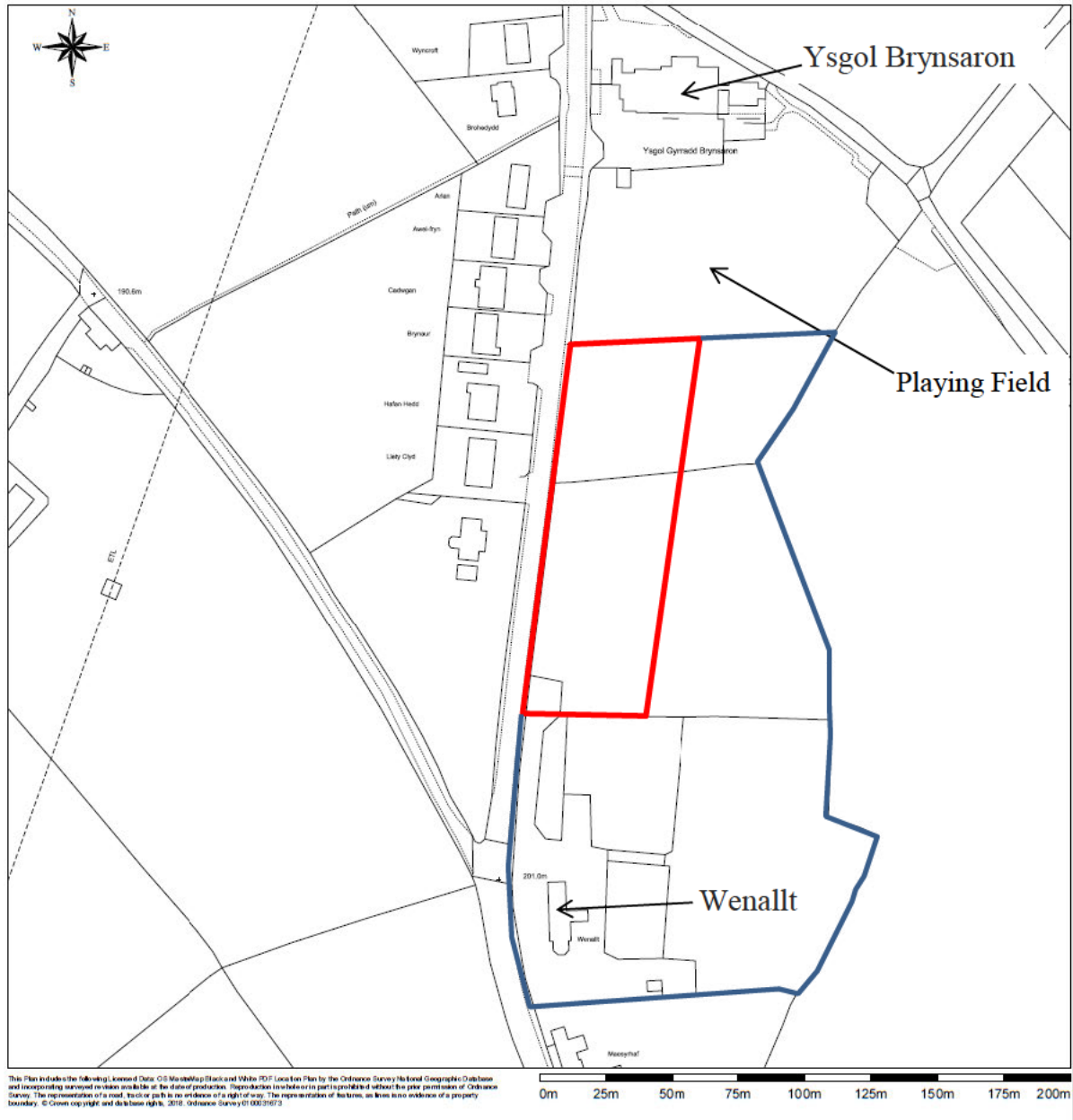
North



2.2

The land is set in-between Wenallt and a primary school playing field (Ysgol Brynsaron playing field). Its west boundary is adjacent to a pedestrian pathway and the A484. The A484 is a primary route to Carmarthen and Cardigan; Carmarthen is 13 miles from Wenallt.

Below: an insert annotated O.S Copy



2.3

South of the settlement cluster is the neighbouring settlement Rhos. Settlements that are Service centres to Saron are Llandysul and Newcastle Emllyn. Llandysul is a linked Rural Service Centre within Ceredigion LDP which is within 4.3 miles from Wenallt and Newcastle Emllyn is within 7 miles. Within 2.7 miles from Wenallt is Dre-Fach Felindre (SC1).

3. Site Analysis

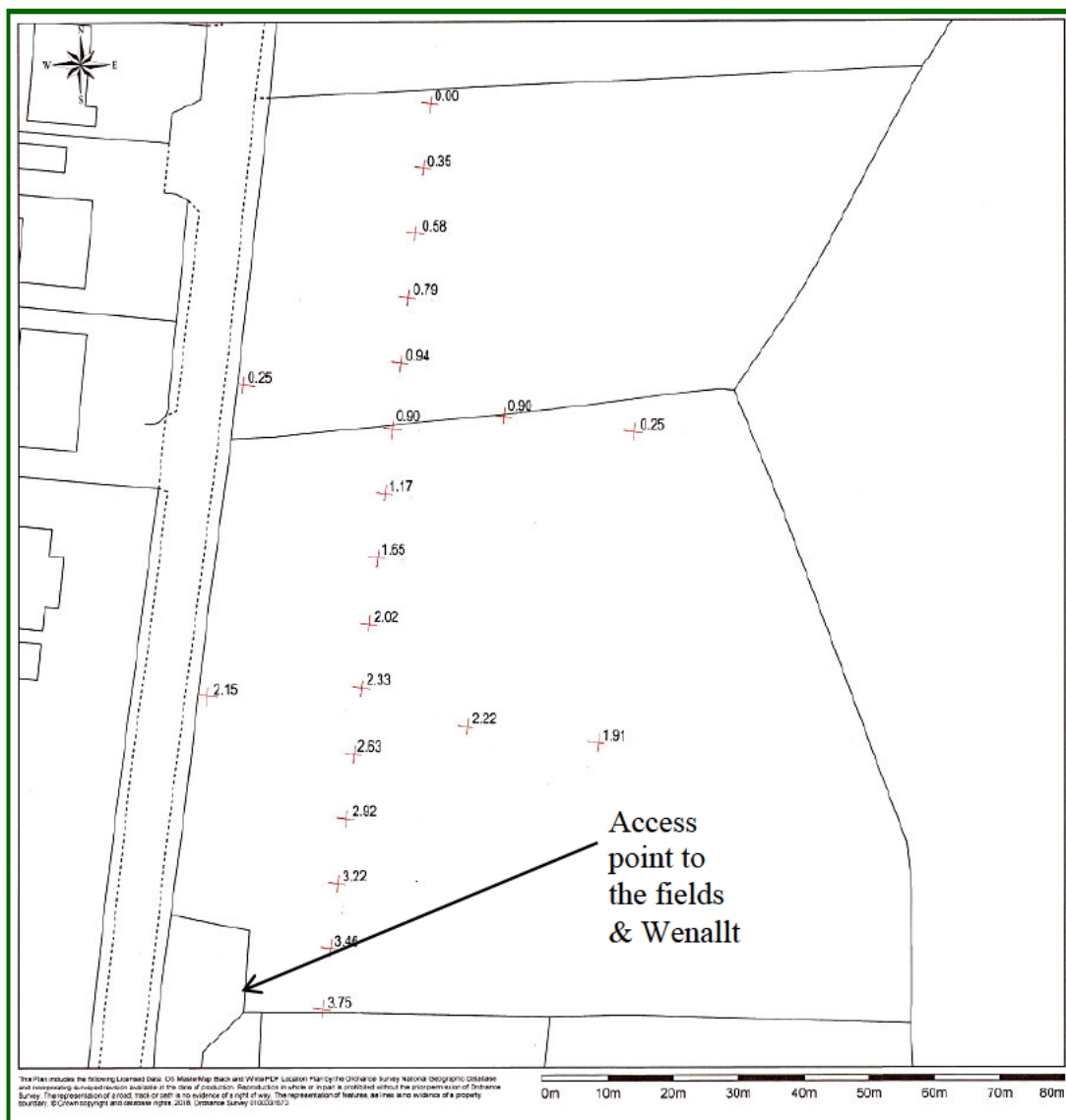
3.1

The land proposed for development is ‘Greenfield land’ with an area of 0.754 of one hectare; it is comprised of part of two agricultural fields which is grass and used for sheep pasture.

3.2

The land is flat and even with an overall topographic form that descends from Wenallt (the south boundary) towards Ysgol Brynsaron (the north boundary). The gradient is minor with an average of 1.6° from south to north measuring 3.75 metres height difference over 142 metres. It is relatively level east to west.

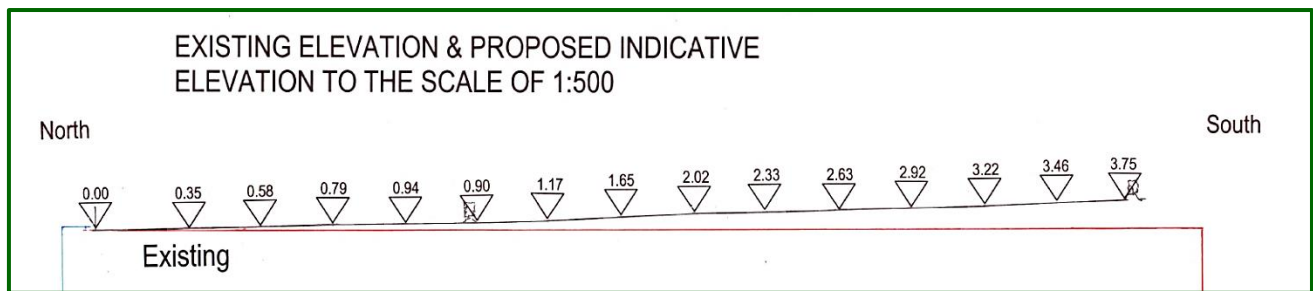
Below: an annotated insert O.S. Copy of the ground’s topographic survey measurements; the original plan has been included within the application.



3.3

There are two access points from the A484 to the land. One is an agricultural gated access sited within the west boundary hedge-bank and the remaining access is at the field’s south west boundary corner; this access is predominantly used to access the land and Wenallt.

Below: an extract of the topographic survey drawing. It is the section surveyed and illustrated above in the O.S Copy; this plan has been included within the application.



3.4

The west, east and north field boundaries are formed with post and wire fences along the side of hedge-banks; a chain-link fence forms the south boundary adjacent to Ysgol Brynsaron playing field.

3.5

The A484 highway is straight along the side of the land proposed for development and visibility is clear. Access to Wenallt is gained via a driveway directly off the A484.



Photograph 2



Photograph 3

Photograph 2: facing north. The land's west boundary along the side of the A484 viewed from Wenallt's driveway access.

Photograph 3: facing south. The existing driveway to Wenallt and the A484.

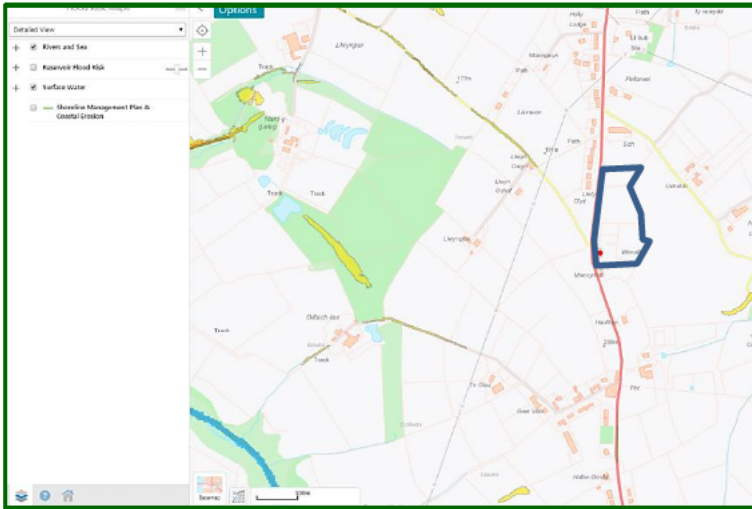
A continuous 30mph speed restricted zone is in place on the A484 highway throughout Saron and Rhos excluding a zone outside Ysgol Brynsaron and part of the land which is in the 20mph speed restricted zone. The land is in a central location of speed restricted zones; they are supported with traffic calming measures.

3.6

The land proposed for development and the outline area is not within any designated zones including Special Landscape Area (SPLA), Special area of Scientific Interest, (SSI), Special Area of Conservation (SAC), Site of Importance for Natural Conservation (SINC) and Special Protection Area (SPA).

3.7

The land proposed for development and outline area is not within an area at risk of flooding on the Development Advice Map for Flood Risk.

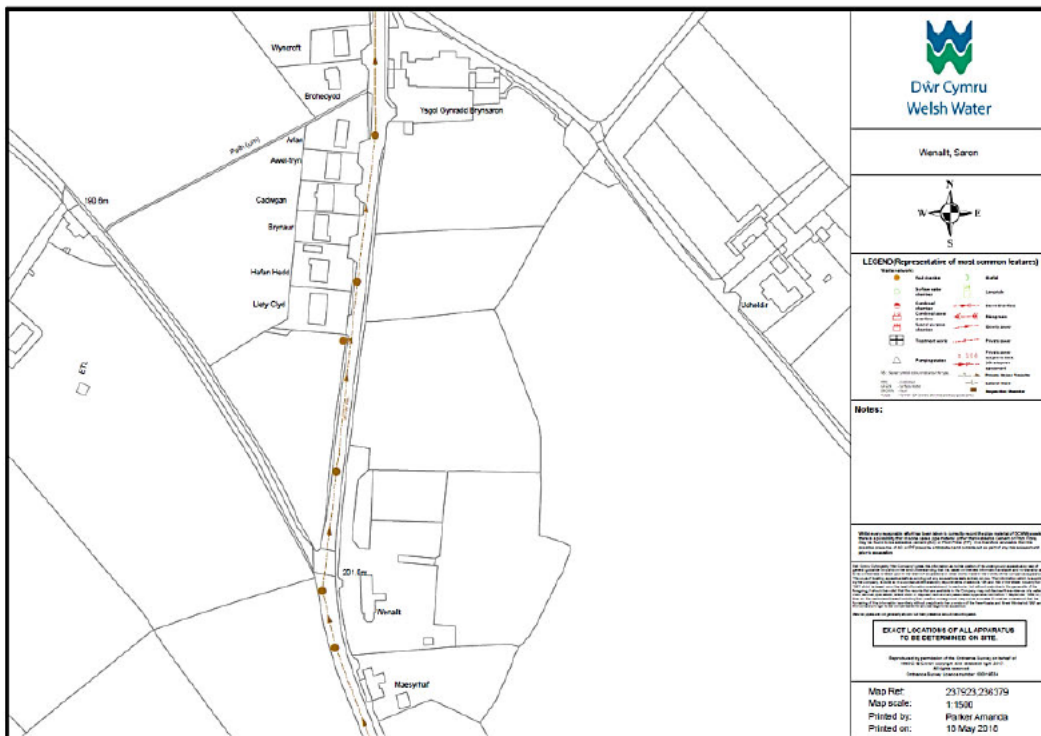


Aside: an excerpt from Natural Resources Wales Risk of Flooding Map. The location of Wenallt is outlined in blue.

4. Community Facilities and Outlets

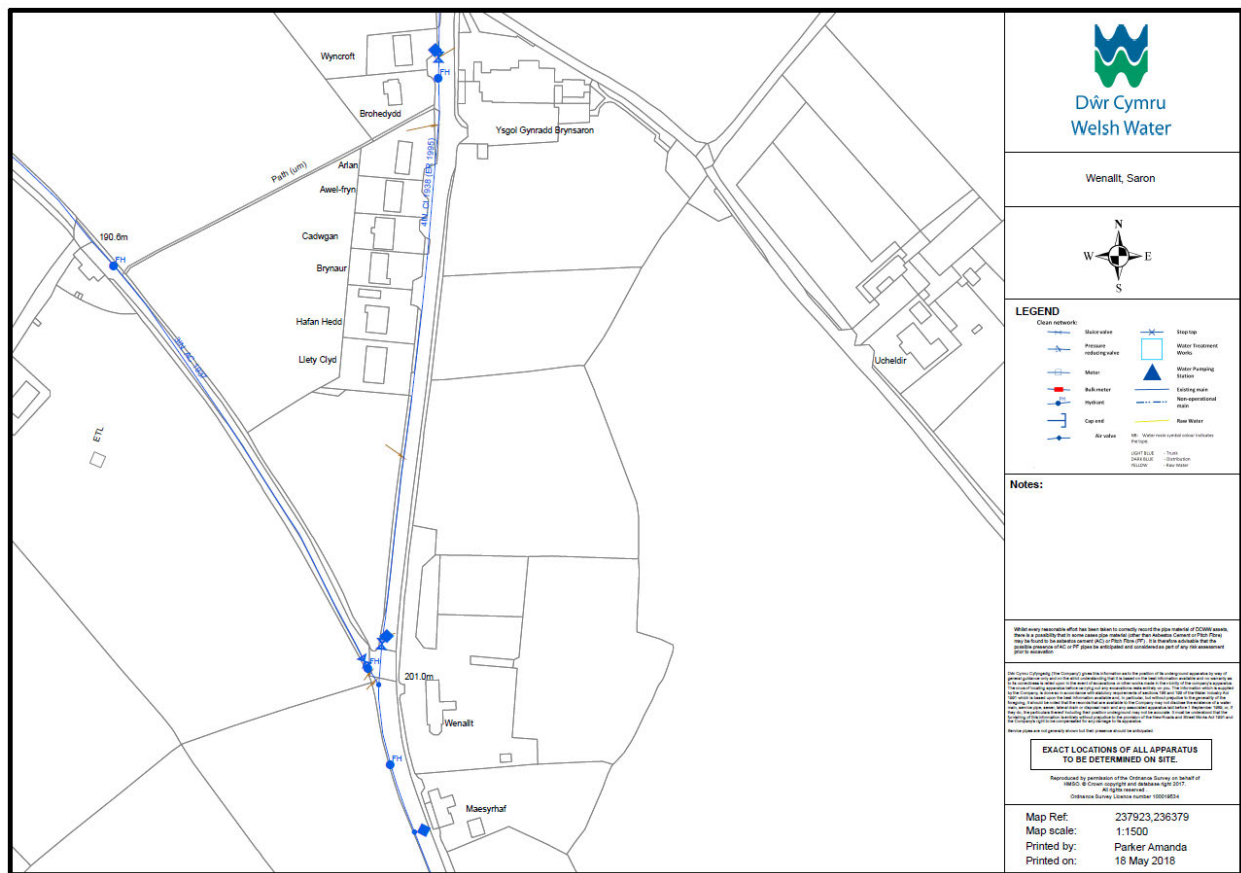
4.1

Services in the immediate vicinity to the land consist of Mains foul water drainage, Mains water, Mains electricity and superfast fibre broadband communication network. SC2 is in a phosphate sensitive area; however, there are phosphate intermediate treatment plants available on the market that can be used with organic drainage fields that eradicate phosphate contamination.



Above: Dwr Cymru Welsh Water Map; the location of the Foul Water Main for connection runs under the A484 highway; this plan has been included within the application.

Below: Dwr Cymru Welsh Water Map; the location of the Water Main for connection runs along the side of the A484 highway; this plan has been included within the application.



4.2

There is a pedestrian pavement to the side of the A484 highway adjacent to the land proposed for development; it provides a continuous link to all of the amenities and key circulation areas within Saron and is illuminated with street lights. A new section of pavement has been installed north of Wenallt and provides a pedestrian link to Rhos.

4.3

Facilities and outlets that provide day to day amenities in Saron include:- a primary School, a municipal sports field and recreational ground, public paths, a garage/shop & agricultural merchants, a hair dressers, a public house, a golf course and a Chapel; an hotel and a Church is in Rhos. There are bus shelters in Saron and Rhos with a regular bus service to Carmarthen, Newcastle Emlyn and Cardigan.

4.4

The land is in a good location for social facilities and economic opportunities; Saron, neighbouring villages and towns including Drefach Felindre, Llandysul and Newcastle Emlyn are vibrant areas with a diverse economic and social tapestry. In terms of health care and education Llandysul and Newcastle Emlyn hold established doctor's surgeries and secondary schools; all forms of shopping facilities for current day living are available within these Service centers. The built environment within Saron provides basic shopping needs and a variety of recreational and social opportunities.

5. The Local Built Environment

5.1

The A484 highway runs through Saron. Saron is formed each side of the A484 in three clusters. The principal cluster is north of Wenallt which primarily consists of 20th century housing including a local authority housing estate with family units and retirement bungalows. There are period buildings in this cluster including dwellings, the public house and a chapel.

The period buildings in Saron are traditional, pointed and rendered, stonework walled buildings with slate roofs; they appear to have been formed during the late Georgian period and through the Victorian period sited apart within the settlement clusters. There are brickwork and rendered walled single and two storey buildings including the primary school that would have been constructed from the early 20th century onwards. A large part of dwellings in Saron have been constructed during the late 20th century to present times. The settlement cluster adjacent to Wenallt is of late 20th century housing excluding two period cottages and Ysgol Brynsaron.



Photograph 4



Photograph 5



Photograph 6

Photographs 4 to 6: The settlement cluster adjacent to Ysgol Brynsaron and Wenallt

5.2

Sited along the side of the pavement and highway on the opposite side to the ground proposed for development are modern dwellings with rendered and brickwork finished walls and tiled roofs. They have independent driveways with parking and turning areas and gardens; each property is encompassed with boundary walls, fencing and hedges.

6. Development Land within (SC2)

6.1

Within the LDP adopted in December 2014 there are 4 parcels of land with housing allocations within Sustainable Community 2 (SC2); SC2 settlements include Llangeler, Pentrecwrt and Saron. Housing allocation (h1) Llangeler has 6 units which is being developed, h3 is in north Saron with two units in progress and has 4 units remaining. The largest allocations are h2 in Pentrecwrt with 14 units and h4 in Saron with 35 units; there has not been any development on these housing allocations.

7. Development Land within the Second Deposit Revised LDP for consultation

7.1

Sustainable Community 2 (SC2) has been re addressed as Tier 3 - Sustainable Villages - Cluster 4 in the Second Deposit Revised LDP. There has been a significant reduction in housing allocations within this cluster. There are 2 parcels of land with housing allocations one in Llangeler SuV33-h1 for 5 units and SuV35-h1 in Saron for 6 units. As a result 49 potential units for development have been reduced to 11 within the proposed plan period.

8. Planning Policy Context

8.1

Within the context of Planning Policy Wales edition 9 explanation is given as to how a key objective for residential development is planning for sustainable development in terms of environmental, economic, social, and cultural issues. Development for housing should be in or immediately adjacent to existing sustainable settlements that are serviced by public transport and have or are close to services and outlets that provide health care, shops, education, social and employment requirements. In turn reduce the need to travel to reduce environmental impact and maintain economic, social, and cultural issues. Further explanation relates to achieving well-being goals and the need to tackle the causes of climate change by moving towards a low carbon economy.

Within Planning Policy Wales edition 9
Chapter 2 Plan Led System states:-

2.1.1 The aim of the planning system is to make planned provision for an adequate and continuous supply of land to meet society's needs in a way that is consistent with sustainability principles, as set out in the Well-being of Future Generations (Wales) Act 2015.

Within paragraph 2.1.2 reference is given to:

Up-to-date Local Development Plans and how the LDP should show how places are expected to change in land-use terms to accommodate development needs over the plan period in order to provide certainty for developers and the public about the type of development that will be permitted at a particular location.

Paragraph 2.15.2 states:

While a local planning authority should ensure that adequate provision is made for development and infrastructure provision when preparing its LDP, it is important that proposals are realistic and likely to be implemented during the plan period to assist in keeping blight to a minimum.

8.2

Carmarthenshire Local Development Plan strategy and specific policies address matters within Planning Policy Wales and Wales Spatial Plan.

In the event the land is included within the sustainable community settlement limits compliance of relevant policies would be achievable including:

SP1 Sustainable Places and Spaces;

SP2 Climate Change;

SP3 Sustainable Distribution- Settlement Framework;

GP1 Sustainability and High Quality Design;

GP2 Development Limits;

GP4 Infrastructure and New Development;

AH1 Affordable Housing;

9. Proposal

9.1 Number of dwellings



Following an assessment of the land's appraisal, planning principals and policy, local and wider environs, services and potential for delivery, the proposal is to form 6 individual building plots sited along the side of the A484.

Aside: an excerpt of the indicative layout plan; this plan has been included within the application.

9.2 Market type of dwellings

In a planning application a minimum of two plots would be proposed as affordable plots to construct affordable dwellings, they would be proposed as individual buildings to reflect the local architectural environment. The remaining plots would be free market plots.

9.3 Access

Each access driveway could be constructed as a combined access. Following the removal of the boundary hedge-bank visibility within each access point to and from the highway would be clear with a visual stopping sight distance in accord with table A set out in Manual for Streets.



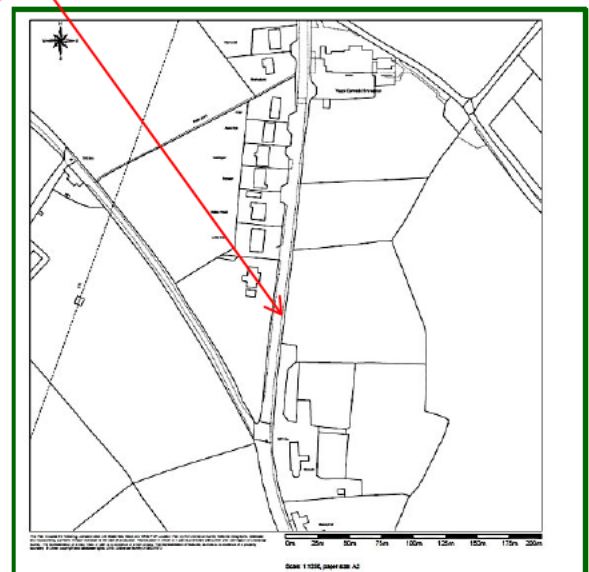
Photograph 7: facing south

Photograph 8: facing north

Photograph 7&8: the A484 and the land's west boundary in the location of the proposed access point on the indicative layout plan.



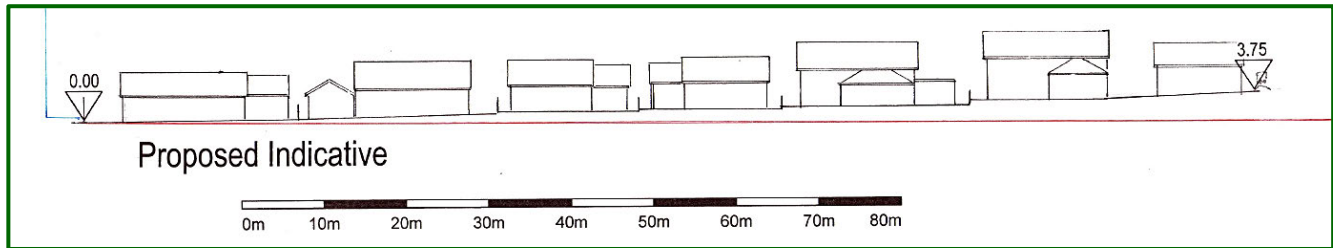
Location of the Photographs taken



Above: an OS copy location plan

Above: an excerpt of the indicative layout plan

9.4 Street Form



The form for development would reflect the existing's built architectural environment, it would be possible to develop without jeopardising or impeding dwellings on the opposite side of the public highway west of the development and Wenallt's access and ancillary spaces.

9.5 Ecology

The land proposed for development is and has been in continuous use for farming and has not been set aside, it has been used as sheep pasture for over 10 years and as an outcome it is doubtful it would provide significant ecological support for flora and fauna. The hedgerow along the side of the highway and a section of hedgerow that forms the two fields would provide local ecological support. Each section of hedge-bank would have to be removed in order for development to take place. The proposal would involve mitigation measures to protect and enhance the local ecology with the formation of new boundaries in soft landscaping.

9.6 Delivery

In the event the land is included within the sustainable settlement limit an outline planning application will be made within the first three months of the year of the inclusion. The land would be sold as individual plots and developed by individuals. There is strong interest within the local community to purchase plots to construct homes on this land and as an outcome it is expected to be developed within the first four year plan period.

9.7

Each plot would be sold at the current market value with the exception of the affordable plots that would be designed with an affordable footprint and sold under the market value to meet affordable homes criteria.

10. Conclusion

This proposed allocation was rejected as a candidate site for the reason described:-

Development of the site would have a detrimental impact on the character and setting of the settlement. Furthermore, there is sufficient and more suitable land available for development within the settlement to accommodate its housing need.

In reflection to this assessment:-

This proposed site is similar in environs context to housing allocations SuV33/h1 & SuV35/h1 as a green field site opposite existing dwellings with the exception of being closer to amenities.

Within Tier 3 - Sustainable Villages - Cluster 4 of the Second Deposit Revised LDP there are 11 new units within this plan area to date and this amount of housing allocation is unlikely to satisfy the need for housing for the local community.

Evidence within this assessment demonstrates this candidate site is within an existing sustainable settlement area, it meets all sustainable requirements as set out within the Planning Policy Wales framework for homes to be constructed within an existing sustainable built environment and community.

Development of the site would not have a detrimental impact on the character and setting of the settlement.