

Revised
2018-2033

Carmarthenshire
Local
Development
Plan

Please use this form to provide details of the **Candidate Site** you are proposing for inclusion or protection within the revised Carmarthenshire Local Development Plan. By providing as much information as possible it will help the Authority process and assess your Candidate Site efficiently. Reference should be given to the content of the guidance note in completing this form.

The submission period commences on Monday, February 5th 2018 and representations must be received by the deadline of 2.00pm on Tuesday, 29th May 2018. Submissions received after this deadline will not be considered. It is the Council's preference to receive the submissions electronically, however submissions may be forwarded by post. This questionnaire form is available upon request at the Council's Customer Service Centres, and at the County's Public Libraries. Any continuation sheets or additional documentation should be securely attached and referenced.

If you have any queries relating to the submission form or guidance notes, please contact the Forward Planning Section on forward.planning@carmarthenshire.gov.uk or by telephone on 01267 228818.

Paper submissions should be sent to Forward Planning Section, Environment Department, 5-8 Spilman Street, Carmarthen, Carmarthenshire, SA31 1JY.

Please note that the submission of a site does not imply that it will be accepted and allocated or otherwise for development by the Authority. All candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.

Office use only

Date Received:

Date Acknowledged:

Site Reference:

Respondent Number:

Agent Number:

Candidate Site Assessment Questionnaire

Name: David Price Jones
Address: Ger Y Nant, The Dray, Rhandirmwyn, Llandoverly Carmus

Post Code: SA20 0NT
Organisation (where applicable): [Click here to enter text.](#)
Telephone: [REDACTED]
E-mail: [REDACTED]

Preferred method of communication: Letter e-mail

Agent's Details (where applicable)

(If you nominate an agent, correspondence will only be sent to your agent).

Name: [Click here to enter text.](#)
Address: [Click here to enter text.](#)

Post Code: [Click here to enter text.](#)
Organisation (where applicable): [Click here to enter text.](#)
Telephone: [Click here to enter text.](#)
E-mail: [Click here to enter text.](#)

Preferred method of communication: Letter e-mail

1. Site Location:

Land Adjoining Ynysdawel Rhandirmwyn- Plan A The area is green is approximately land offered to improve access.

Please identify the extent of the site on an Ordnance Survey Plan (Red Outline)

2. Site Area, please choose (m2 / acres / hectares):
1700 m2

3. Is the site within, immediately adjoining, or closely linked to an identified settlement in the current LDP? Please identify the settlement:

Yes No

Which Settlement? Rhandirmwyn SC29

4. What is the current use of the site? Grazing

5. What is the proposed use of the site? Residential

6. Are there any buildings on the site? Yes No

If yes, are the buildings in use or are they vacant? Please provide details:
[Click here to enter text.](#)

Personal Details

Site Details

7. Does the proposer own the site?

Yes

No

8. If the proposer does not own the site, has the landowner been contacted and agreed to any potential development of the site?

N/a

9. Does the proposer own or control any adjoining land? Yes No

If yes, please explain the interest and identify the extent on an Ordnance Survey Plan (Blue Outline).

Yes please see attached plan B. Owner is a local farmer.

10. Is your site an allocation in the current LDP?

Yes No

11. If so, has progress been made to develop the site? Yes No

If yes, please provide details of the progress.

If no, please provide details as to why it is not being developed.

NA

Site Ownership

Residential Use

12. Are you proposing a residential use on the site? If so, is it for a housing allocation (5+ units) or for small scale development (less than 5 units)?

Small scale development includes amendments to the development limits.

Housing Allocation

Small Scale

Not Applicable

Housing Development

13. If the site is to be considered as a housing allocation (5+ units), please provide supporting information as set out in the guidance note.

[Click here to enter text.](#)

Deliverability of the Site

14. For small scale developments (sites of less than 5 units), please provide supporting information as set out in the guidance note.

The site proposed is essentially in- fill, between the established line of existing dwellings. With access and frontage to the existing council road and provides an opportunity for a small number of smaller dwellings appropriate to the village location, without extending the development area.

Sewerage, water, and electricity are all available - for instance the mains sewer apparently runs across the proposed site. Mains water and electricity are supplied to neighbouring properties. It is envisaged the site boundary hedges etc would be unchanged apart from changes necessary to facilitate access.

The intention would be to place perhaps 3 modest properties sympathetically on the site. I would be happy to discuss potential development with a housing association or to commit to a third of the development being designated affordable, though the intention is only to build modest homes of the sort that will appeal to young families. This modest development would help the village grow in a sustainable manner and support local services.

Non-residential Land Use

15. For non-residential candidate sites, please identify how the site will be developed for its intended use.

[Click here to enter text.](#)

16. When would you intend to bring the site forward for development?

- Short Term (2021- 2024)
- Medium Term (2024-2029)
- Long Term (2029-2033)

17. What would be the land value of the site if the proposed use was achievable?

*Only to be answered if an allocation is being proposed.
£75000

18. Is the site accessible from the existing public (adopted) highway?

Yes No

19. Does the site have a suitable access point with adequate visibility?

Yes No

If yes, please identify how this is achieved.

If no, how would the access point and visibility be achieved?

There is frontage with an existing access to to the highway, landowner would be happy to gift sufficient land to facilitate improvements as required for visibility etc

20. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?

Zone A Zone B Zone C1 Zone C2

**proposers should note that the Local Planning Authority may request further information or evidence during the candidate site process where consultation responses highlight issues relating to tidal, fluvial, surface water flooding and the impacts of climate change.*

21. Is the site previously developed (brownfield) or is it a greenfield site?

Previously Developed Greenfield

22. Does the site have an available water connection?

Yes No

If no, describe how these facilities will be obtained.

[Click here to enter text.](#)

23. Does the site have a suitable sewerage connection?

Yes No

If yes, what would be the method of foul sewage disposal?

Mains sewer runs across subject field

If no, describe how these facilities will be obtained.

If necessary there is space for a septic tank or similar in the event that the sewer sytem is at capacity

24. Are there any historic or archaeological features or designations affecting the site?

Yes No

If yes, please provide details:

25. Are there any landscape or ecological features / designations or protected species which may be impacted upon by the development of the site? Please refer to the checklist for developers on Nature Conservation and Biodiversity.

Yes No

If yes, please provide details:

The site has been used for sheep grazing for many, many years it is unlikely that there will be any significant species of special or environmental interest

26. Are there any trees or hedgerows which may be impacted upon by the proposed development?

Yes No

If yes, please provide details:

There is hedgerow along the road frontage, that may need to be curtailed, trimmed or moved to facilitate improved access. Beyond this there is no intention to remove any hedgerows. An ecological survey report can be undertaken to assess any potential impact.

27. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

This application is to include the area as permitted for housing development. The modest area is infill within the existing settlement of Rhandirmwyn and lends itself to modest housing for local people who wish to continue to live and work in the area.

This is a housing opportunity that will not have a detrimental effect. This assertion is supported by a planning consent granted in 2010 for a house subject to a S106 agreement (E/19958). Such a local needs restriction meant that in practice it was not financially viable and limited the future utility for the community.

As a lifelong farmer and resident of the Upper Towy Valley I would like to enable others to be able to live and work in the area in suitable cost-effective housing. I believe small sympathetic development will be beneficial for the community and help it to be sustainable in the long term.

The use of this land for housing will have minimal impact on visual or environmental amenity but will contribute to Rhandirmwyn being a viable community.

I am prepared to offer the area in green on Plan A to enable the road to be widened, and access be improved, there is little traffic on this road and it does not travel at high speed.

I have completed this application myself and hope that I have satisfied your requirements but, in the event, that I have omitted anything you need or made any other errors I would be keen to supply whatever you need.

Price Jones