

Our Ref: CLDPR-02

Date: 25th June 2018

Forward Planning Section
Environment Department
5-8 Spilman Street
Carmarthenshire
SA31 1JY

Dear Sir/Madam,

Re: Revised Carmarthenshire Local Development Plan 2018-2033
Land off Mountain Road, Glanamman

This letter and accompanying documentation has been prepared in response to the Authority's call for the submission of Candidate Site's for development and revisions to the Development Limits of settlements as part of its review of the Carmarthenshire Local Development Plan (LDP). JCR Planning Ltd has therefore been instructed by the land owner of the above land (edged red on Plan A) to promote the site in question as part of this process.



Plan A

The Site and Adjoining Area

The Candidate Site consists of both developed and undeveloped areas. The developed areas relate to an existing farmhouse, its associated outbuildings and hardstandings, some of which are illustrated in the photograph below.

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Photograph 1

The undeveloped areas then relate to two separate parcels of land. The southernmost element (Photograph 2) is positioned between the aforementioned dwelling and a further dwelling to its east. The second northernmost element then relates to the front portion of a larger agricultural enclosure (Photograph 3).



Photograph 2



Photograph 3

All elements - both developed and undeveloped - have the majority of their boundaries strongly defined by existing features, including mature hedgerows and stock proof fencing. In particular, the existing public highway - Mountain Road - runs along the whole of the north eastern boundary of the Site.

Topographically, the Site is mixed. The existing farmhouse and its associated outbuildings and hard standing dominate the visual aspect of the immediate area. The undeveloped area then to its east is at a lower level and more akin with the level of the adjoining public highway. Similarly, the undeveloped area to the north of the farmhouse is also at a lower level, leading on again to a comparable level to the adjoining public highway.

Access to the Site is then currently gained via the property's private drive leading north from the aforementioned farm house to the public highway. Notwithstanding this, visibility is excellent at this stretch of Mountain Road, as illustrated by the photographs below.

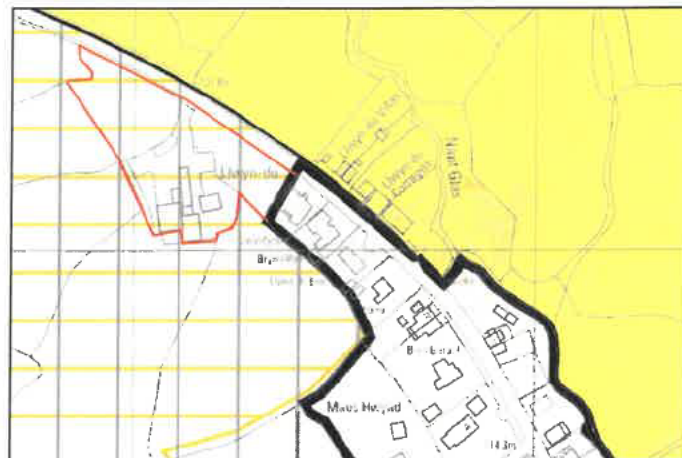


Photograph 4



Photograph 5

From a local planning policy context, the Candidate Site lies directly adjacent to the existing Development Limits of the settlement of Glanamman as defined by the current Carmarthenshire Local Development Plan, as illustrated in the plan below.



Plan B

The settlement contains a range of community facilities and local services, many of which are within walking distance of the Candidate Site. The settlement also contains a number of well served bus stops that then provide regular access to the nearby larger settlement of Ammanford with its wider range of community facilities and local services.

The Proposal

This submission seeks the inclusion of the land edged red on Plan A within the defined Development Limits for the settlement of Glanamman. It is envisaged that through its inclusion within the Limits, this would regularise the position of the existing farm house and buildings as part of the existing urban form, as well then as providing an opportunity for the provision of between 2-3 building plots for local people to develop, including the land owner's family.

As a result, the undeveloped areas of the Candidate Site could potentially be developed in the manner shown on the accompanying illustrative layout (reproduced in Plan C below).



Plan C

As can be seen, the Site is capable of accommodating between 2-3 dwellings of a scale comparable to those existing dwellings to its south east and in a single storey fashion. This would then ensure that its development would be of a comparable density to ensure that overdevelopment would not ensue, nor would there be any detriment on the amenity of future residents, as well as those of existing dwellings adjoining and within the site. This could be further secured through careful design to give full account of the current difference in levels in the site, or through the alteration of such levels through the removal of material from the site.

With regards then to access, this would be directly off the aforementioned public highway (Mountain Road), with access associated with the proposed dwellings securing sufficient visibility in each direction.

Surface water would then be dealt with via new soakaways or connections to nearby watercourses, whilst foul water would be disposed of via a new connection to the public sewer system.

Material Considerations

The Site in question has no biodiversity value, nor does it form part of any local or national nature conservation designation. The Site does not contain any historic assets worthy of protection, does not include or adjoin a Listed Building or Scheduled Ancient Monument, nor does it form part of defined Conservation Area.

The Site does not adjoin or form part of any flood risk area as identified by the Development Advice Maps or those produced by Natural Resource Wales. As the current use of the Site is agricultural in nature, there are no risks of contamination from it or adjoining land uses. As detailed above, the Site is well related to existing residential development and the existing pattern of development of this area of Glanamman. As a result, its proposed inclusion would have no detriment on the amenity of existing land users or the setting of the wider landscape.

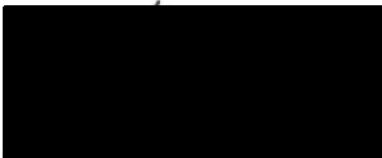
Conclusion

The Site in question is well related to the existing settlement of Glanamman and in fact through its current partly developed nature, represents a logical physical part of it at present. The inclusion therefore of the whole of the Candidate Site – both developed and undeveloped elements - within the defined Development Limits of the settlement would represent a reasonable and logical extension capable of meeting local residential demand that much larger longstanding undeveloped housing allocations elsewhere within the settlement have failed to deliver. In contrast, through this change to the Limits, as has been illustrated on the accompanying drawing, the Site would then provide an opportunity to accommodate a 2-3 deliverable residential dwellings at this location.

As has been discussed above and shown on the accompanying drawings, the development of the Site for the proposed purposes can be undertaken in a manner that would not result in a form of overdevelopment, nor would it result in a detriment to any ecological, highway safety, flooding, contamination or amenity related interest.

With no detriment being incurred on any interest or party as a result of this proposal, we therefore respectfully request that the Authority in its review of the Carmarthenshire LDP include the land edged red on Plan A within the Development Limits for the settlement of Glanamman.

Yours sincerely



✓ Jason D Evans
Director