

Site Representations

Land south of Lon Fair, St Clears

April 2023



INTRODUCTION

This document supports the promotion of land south of Lon Fair, St. Clears (herein 'the Site') on behalf of Obsidian Homes.

All correspondence should be through the Agent, Amity Planning Ltd.

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SITE DETAILS

Site Address

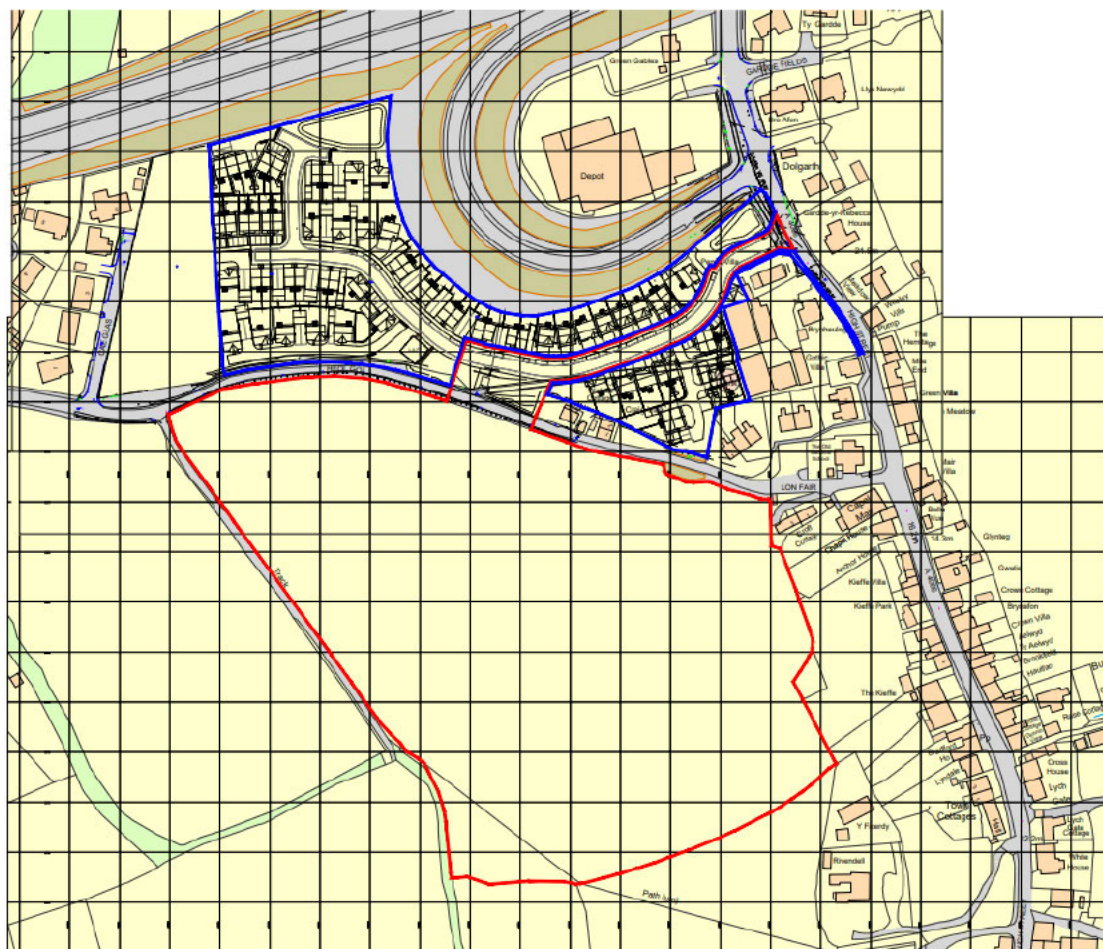
Land south of Lon Fair, St. Clears

Grid Reference: SN 27828 15814

Easting: 227828

Northing: 215814

Fig.1: Site Location Plan



Site Area

The total red-line Site Area is 5.17ha, with approximately 4.25ha of this comprising of the field parcel proposed for allocation, and the remainder the access.

Existing Use	Agricultural Land
Proposed Use	Residential (C3)
Planning History	None
STAGE 1 – INITIAL ASSESSMENT	
Is the site compatible against the location of future growth presented in the Preferred Strategy?	<p>The Site lies outside but adjacent to the settlement boundary for St Clears/Pwll Trap. It is acknowledged that further sites should be allocated to meet the housing need in St Clears. Planning Permission has been recently granted for 64 dwellings (ref. PL/03374) on the land immediately to the north of the Site. The land was of agricultural use and the scheme is similar to the development hereby proposed in terms of scale, density and site constraints. This Site is being promoted jointly by Obsidian Homes, who are the developers of the land to the north, and the Site would consequently represent a natural second phase of the development. With a developer on board and site set-up costs and much of the infrastructure costs having already been absorbed by the development of the land to the north, the viability and deliverability credentials of the Site are excellent.</p> <p>It is further recognised that, since the publication of the Preferred Strategy, the sequential search for the new hospital site has been further progressed, and this has now been narrowed down to just three sites, all of which are within 5 miles of the promotion Site, and one of which is just a few hundred metres away. Given the significant extent of job creation and economic growth which it has been identified that the hospital will deliver, it is important that LDP is also capable of delivering appropriate associated levels of new homes in sustainable locations near to the hospital. This Site is capable of delivering circa 125 new dwellings in an accessible, sustainable location, near to the hospital, which would represent a significant contribution to achieving this aim.</p> <p>Given the pressure for delivering further housing, the Site appears a most appropriate location to provide a large number of dwellings in line with the housing targets. Furthermore, the following sections of this document demonstrate that the site is acceptable in terms of accessibility, environmental constraints, and community context.</p> <p>On balance, it is considered that the promotion of this Site would be compatible with the Preferred Strategy, and it should take into account for the growth planned for Carmarthenshire and, in particular, St. Clears.</p>
STAGE 2A – INITIAL DETAILED SITE ASSESSMENT	
Can the site accommodate 5 or more dwellings?	The scheme is proposed for residential development. A feasibility layout has been prepared to accompany the submission which shows that the Site is capable of accommodating approximately 125 dwellings.

Fig.2: Site Masterplan



Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?

The Site is immediately adjacent to St. Clears which is an urban settlement designated as 'Tier 2 – Service Centre' by the Second Deposit of Replacement LDP.

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

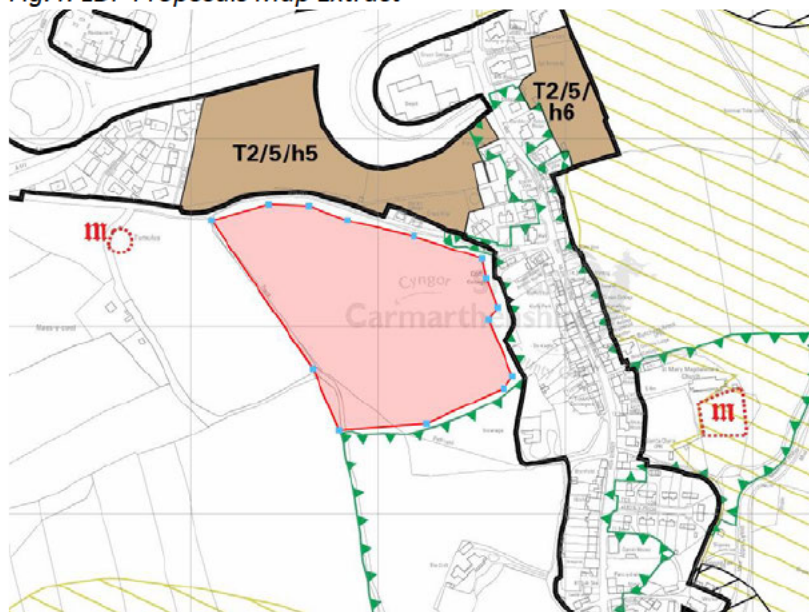
The site is entirely within Zone A as designated by the Natural Resources Wales (NRW) Development Advice Map and is therefore considered to be at little or no risk of flooding.

Fig.3: NRW Development Advice Map



Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	The Site has no proximity to any of the European and National designations for natural environment in Carmarthenshire.
Is the site located within or immediately adjacent to any Scheduled Monuments?	<p>There is a Schedule monument (CM322: Eithin Bach round barrow) approximately 100 metres to the west of the Site.</p> <p>It is considered that the Site could be developed without any adverse detrimental impact upon the significance of this heritage asset, as was the case for the land to the north which offers a similar relationship.</p>
STAGE 2B - FURTHER DETAILED SITE ASSESSMENT	
<i>General</i>	
Would development of the site be contrary to general planning principles?	<p>The Second Deposit of rLDP will provide the opportunity to deliver 8,822 homes over the Plan period. This is the equivalent of 588 homes per year from 2018 to 2033. In delivering the number of homes set above, this Preferred Strategy includes an additional flexibility as part of its supply (uplift) to ensure the delivery of sustainable growth and to overcome any potential unforeseen deliverability issues. A 10% flexibility through a further 882 homes, is included. This equates to a housing supply of 9,704 dwellings to deliver the 8,822 homes.</p> <p>According to Annual Monitoring Report 2021-2022, the settlement of St Clears/Pwll Trap has a remaining 97 dwellings in strategic sites and 51 dwellings with planning permission. The planning permission for 64 dwelling (ref. PL/03374) on the land to the north of the Site (Strategic Site ref: T2/5/h5) has not been factored in. However, it should be noted that a number of the sites included within this AMR housing trajectory do not feature in the Revised LDP trajectory as they have been removed as allocations. In any case, there is still margin for further housing in St Clears and the proposed site and development would contribute to meet this need.</p> <p>In terms of spatial strategy, the site is outside but adjacent to the settlement boundary for St Clears. The village is designated 'Tier 2 – Service Centre' by the Second Deposit of rLDP. As such, the future residents would be within the catchment of a wide range of services, facilities and amenities to meet at least their day-to-day needs.</p> <p>The ethos of the site and proposed development is to deliver housing to meet the social need of further residential accommodation. Although the development would be in greenfield land, a settlement extension has been recently approved to the north of the Site.</p>
Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	<p>Other designations in the surrounding land that might have an impact upon the design of the proposed development are as follows:</p> <ul style="list-style-type: none"> • Conservation Area of St Clears • Extant Planning Permission for 64 dwelling (ref. PL/03374) on the land to the north of the Site (Strategic Site ref: T2/5/h5) • Scheduled monument CM322: Eithin Bach round barrow.

Fig.4: LDP Proposals Map Extract



The design of the proposals will take into account the designations mentioned above. The architectural style and appearance of the dwellings will respect the traditional character of the adjoining Conservation Area. The site layout will be designed to keep a good relationship with the residential scheme approved to the north of Lon Fair. Likewise, the design will be such that no significant detrimental impact will occur to the Scheduled Monument. Furthermore, the site is not in the vicinity of any Special Landscape Areas (SLA) nor any local, national or European designation for natural environment.

Other key material planning considerations of the site and its wider area will be made throughout the place-making process. The indicative site layout for the residential scheme has been designed to the extent that the dwellings will be oriented to maximise solar gain where possible. The future residents will have secured provision for private cars within the site but also they will benefit for readily available options for active travel for their journeys. The site layout will have appropriately integrated green infrastructure to compensate the loss of greenfield but also provide opportunities for open spaces for amenity and enhance further habitats and biodiversity. In face of increasing flood risk due to climate change effects, the surface water management will be sustainable by way of SUDS-infiltration-based and other flood resilient measures.

Will the proposal involve the re-use of suitable previously developed land and/or buildings?

It is acknowledged that previously developed land should, wherever possible, be used in preference to greenfield sites. However, not all previously developed land is suitable or available for new development.

In particular, the landowner of this Site has planned to promote a large parcel of land for major housing development. None of the available brownfield sites in St Clears are able to accommodate a high number of dwellings. Therefore, the Site has been put forward as a candidate site. It is deemed one of the most appropriate locations for accommodating the growth of the settlement.

Accessibility	
Is the site accessible from the existing public highway?	An access to the Site can be delivered through the development land to the north, which is in the control of Obsidian Homes, who are also the joint promoter of this Site. The access to this development from High Street has only very recently been approved by Carmarthenshire and is to modern highway standards. There is sufficient land available through the land to the north to accommodate any further widening/amendments that might be required to upgrade the spine road to serve the additional number of dwellings, and indeed, as they have yet to commence development, Obsidian are able to make any necessary adjustments to the layout (although it is considered that these are unlikely to be necessary).
Does the site have an available access point with adequate visibility?	Yes, as above.
Have any significant and evidenced highway issues been identified relating to the site?	No. As above the access is to modern standards and the development of the land to the north will see significant improvements to the highway network in the locality.
Does the site have suitable access to public transport and/or active travel route?	<p>The future residents of the development will benefit from a wide range of public transport options and active travel routes.</p> <p>The nearest bus stops to site are located on High Street (Co-op Bus Stops). The stops are served by bus services 221, 222, 223, 224 and 322. These services provide access to Tanerdy, Pendine, Haverfordwest and Carmarthen. Carmarthen is 12 km northeast of the site and provides a wide range of facilities and services such as St Catherine's Walk Shopping Centre, St David's Hospital and many employment opportunities. Route 222 offers service every 2 hours from Monday to Saturday. Routes 224 and 322 offer service every 3 hours from Monday to Friday.</p> <p>The nearest train station to the site is Whitland Station, located approximately 5 miles to the west of the site. The station is approximately a 30-minute cycle or 10-minute drive. Trains connecting to Swansea are an hourly service and take approximately 1 hour 10 minutes.</p> <p>The site is well served by an established network of pedestrian infrastructure serving the existing town of St Clears. The routes to key facilities are mainly flat and all streets surrounding the site have at least a footway on one side of the carriageway which provide suitable access to local facilities.</p> <p>A footway is provided along the site frontage on the western side of the carriageway with approximate widths of between 1 and 2 metres wide. To the north, the footway continues and connects the site to the centre of St Clears. There is an informal crossing present at the A40 off-slip junction with High Street, just north of the proposed site access. The eastern footway on High Street commences north of Gardde Fields junction. To the north of the site, there are good quality footways present with street lighting, dropped kerbs and tactile paving present.</p> <p>To the south, the footway continues along the western side of the carriageway; the eastern footway commences adjacent to Lon Fair junction. These footways provide access to bus stops</p>

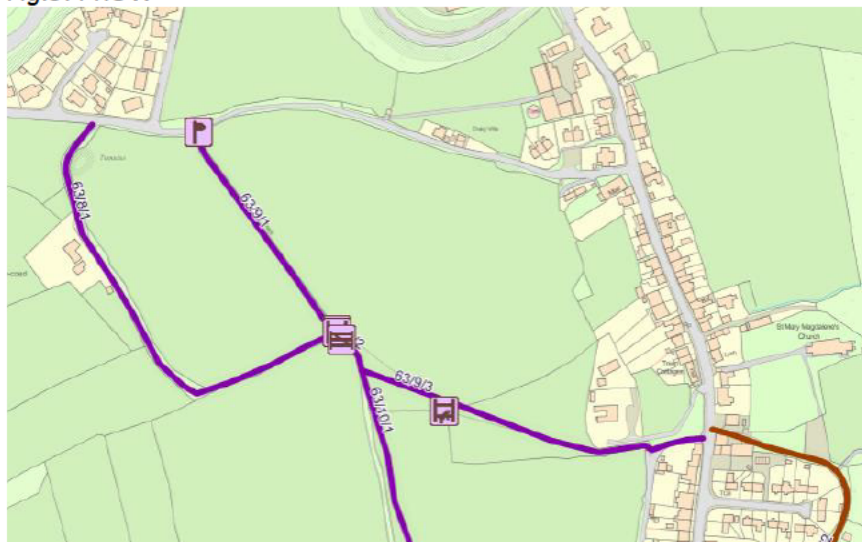
and residential dwellings. The footways terminate upon exiting the small town, north of Manor Daf Gardens junction.

The footways and crossings provide continuous pedestrian links to the centre of the town including a convenience store, retail uses, a pharmacy, a primary school, doctors surgery, employment areas and the closest bus stops to the site.

The combined footway provision and crossings provide good quality walking routes from the site to the surrounding services. Walking therefore offers a realistic and convenient choice of travel mode for users of the site, including as part of a linked trip by bus.

There are also a number of Public Rights of Way (PRoW) in close proximity to the site – see Figure 5 below. Routes are accessible from High Street and Lon Fair. The one route provides access to Pwll Trap neighbourhood of St Clears. Given the rural nature of the site, it is likely that the PRoWs will be used for leisure purposes.

Fig.5: PROW



There is limited cycling infrastructure within the vicinity of the site. However, it is noted that the relatively flat, lightly trafficked and low speed roads within the vicinity of the site are suitable for cycling and thereby provides an opportunity for trips to be made to and from the site by bicycle.

Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?

The future residents will be within the catchment of open space for amenity and leisure. The walking distances will be reasonable from the Site to these locations.

- St Clears Castle open space (900 metres)
- Play Space St Clears Car Park (900 metres)
- St Clears Leisure Centre (1300 metres)
- St Clears RFC (1800 metres)

Is the site within reasonable distance of:

- a) Employment provision
- b) Retail provision
- c) Other services and facilities?

a) Employment provision

Location and name of the employment business	Distances from the site (in metres)
Wynnstay Stores (Agricultural services)	400
St Clears Business Park	900
Welsh Holly & Native Plants (Garden Centre)	
Raw Dog Food Cymru (Pet food and animal feeds)	
Phoenix Recording Systems Limited (Manufacturer)	
Belt Designs (Leather goods manufacturer)	
Appliance Doctor Ltd (Appliance Shop)	
Industrial Site off Pentre Road	1200
Wyns Tyre Service & Exhaust Centre (Vehicle Repair)	
Castree Kilns & Industrials (Furnace parts supplier)	
Wembley Container storage (Container service)	
Industrial site off Station Road	1300
Certas Energy (Fuel Distributor)	
Autobarn (Chauffeur service)	
2 Impress Travel (Coach and minibus service)	
Willow Joinery (Joiner)	
King David Tyres (Tyre manufacturer)	

b) Retail Provision

Name of the retail business	Distances from the site (in metres)
County Stores (Bakery)	750
SPAR St Clears (Convenience Store)	750
St Clears Takeaway (Chinese Takeaway)	780
Elaichi (Indian restaurant)	900
Vaughans (Appliance Shop)	910
Allsorts (Discount shop)	1000
Pizza Point (Pizza delivery)	1000
Got Cake (Cake shop)	1000
Pethau Olyv (Fashion accessories shop)	1000
Bombay Spice (Indian takeaway)	1100
Hazels (Hairdresser)	1100
Bloody Mary's Tattoos (Tattoo shop)	1100

	c) Other services and facilities	
Is the site within a reasonable distance to education facilities?		
Environmental Considerations		
Is the site located within or adjacent to a mineral buffer zone?	No.	
Is the site located within a Mineral Safeguarding Area?	According to the Adopted LDP Proposals Map, the nearest Mineral Safeguarding Area is for Sand and Gravel approximately 130 metres to the east and 200 metres to the south.	
Is the site within or immediately adjacent to an AQMA?	No. There are three different AQMA some distance from St Clears: Llanelli, Carmarthen, and Llandeilo.	
Does the site contain high carbon soil e.g., peatlands?	No.	

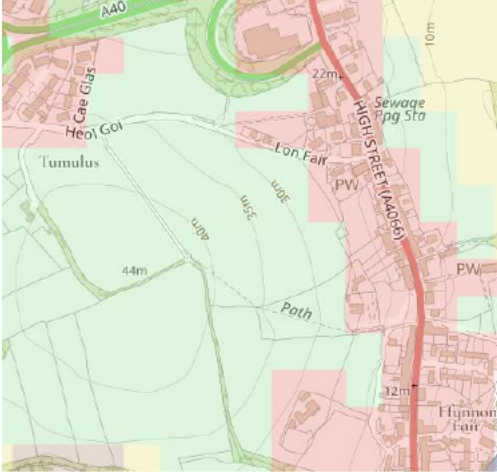
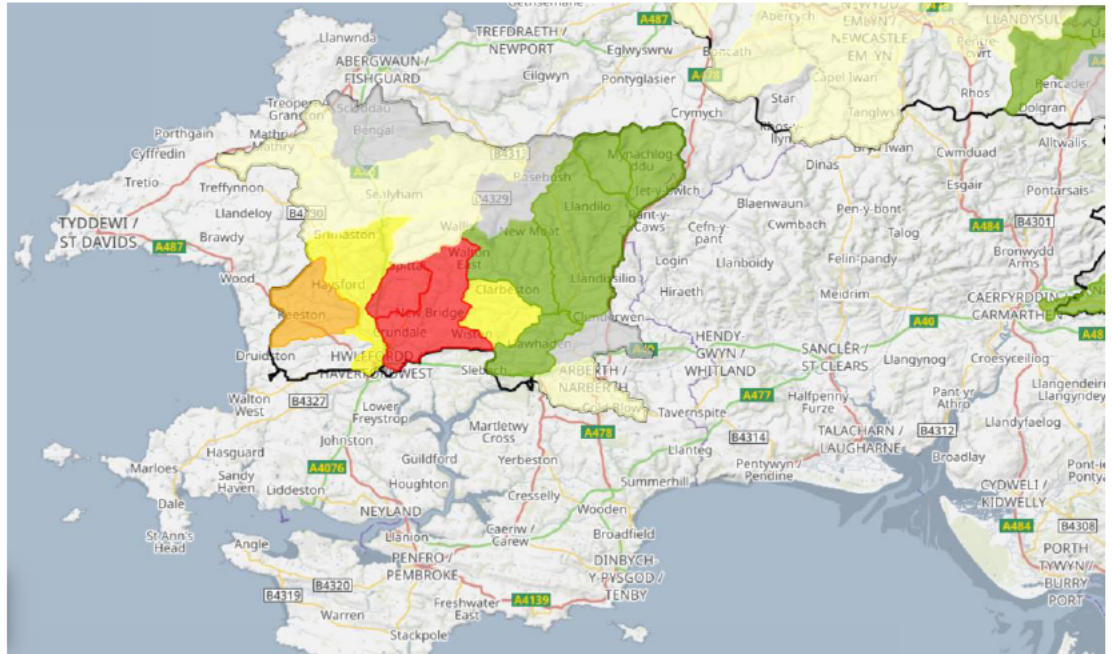
<p>Does the site contain high quality agricultural land (grade 1, 2, 3a)?</p>	<p>Whereas the nearest land of the site backing onto the eastern frontage in High St is designated Urban, most the agricultural land within the site is designated 3b (moderate quality).</p> <p>Thus, no part of the land is of high quality for agricultural purposes and the proposed residential use will be acceptable in this regard.</p> <p><i>Fig.6: ALC Map</i></p> 
<p>Is the site located within or immediately adjacent to any RIGs?</p>	<p>Regionally Important Geological and Geomorphological Sites (RIGS) are locally designated sites of local, regional, and national, importance for geodiversity.</p> <p>These sites may provide cultural, educational, historical and aesthetic resources, and are protected from development as a material consideration through the planning system by the Town and Country Planning Act 1990.</p> <p>The site is not within nor immediately adjacent to any of the RIGS in Carmarthenshire.</p>
<p>Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?</p>	<p>The Council have conducted a Stage 1 Strategic Flood Consequences Assessment (SFCA) to inform and support site selection.</p> <p>The Site is none of those listed on the Stage 1 – SFCA, hence no impact on the delivery of the Site. Any flood risk consideration has been already made above.</p>
<p>Infrastructure and Utilities</p>	
<p>Does the site have an available water connection?</p>	<p>The proposed housing can be connected to the existing water main network in the locality of the Site. The development of the land to the north identified no capacity concerns.</p>
<p>Is the site within or adjacent to a phosphate sensitive SAC catchment?</p>	<p>The site and its wider area are not within any phosphate sensitive SAC catchment as shown in Figure 7 below.</p>

Fig.7: Compliance Assessment of Welsh River SACs against Phosphorus Targets (Source: Data Map Wales)



Does the site have connections to other infrastructure requirements?

The proposed housing can be also feasibility connected to the existing infrastructure in the area:

- Electricity Supply
- Landline Telephone
- Broadband
- Foul Sewerage
- Water Supply

Welsh Language

Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?

In light of the recent application process for the adjacent site to the north, it is not anticipated there will be any detrimental impact on Welsh language in St. Clears and no further assessment should be provided to the Council in this regard.

Viability and Deliverability

Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?

Obsidian Homes have recently undertaken a comprehensive viability assessment of the development to the north. Based on this, and the associated economies of scale of developing the immediately adjacent site, Obsidian Homes are completely confident that the site is viable and are happy to undertake a full viability assessment to accompany the promotion

Has the applicant provided sufficient evidence to identify when the site will be

It is anticipated that a planning application could be submitted within 6 months of securing sufficient confidence through the LDP process. Based upon the current LDP timescales, and assuming that the LPA would not accept an early application, it is anticipated that a planning

brought forward for development?	application would be submitted in 2024. If the opportunity exists to bring forward an application on the Site in advance of this, then the Site Promoter would be happy to do so.				
	Commencement on Site is anticipated to follow the development of the land to the north.				
	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
			40	40	40
	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
	5				
	2033/2034				
Conclusion					
<p>This Candidate Site Promotion Document provides a detailed analysis of the Site’s credentials for inclusion as a residential allocation in the Replacement Carmarthenshire Local Development Plan, having regard to all the Council’s relevant published guidance. The document identifies that:</p> <ul style="list-style-type: none">• All land required to bring the Site forward for development is in the control of the Site Promoters.• The Site would represent a natural extension of Obsidian Homes development to the north.• The Site would represent a significant contribution to meeting housing need and, in particular, the anticipated demand associated with the new hospital site.• This document provides an assessment of other key technical constraints including flood risk, landscape impact, heritage, highways, contamination, and amenity, and concludes that there are no fundamental technical constraints to the delivery of the Site.• The development would go some way to addressing the acute lack of services/facilities in this rural community, through the on-site provision of open space and play space, and contributions towards other infrastructure improvements. This will assist with the Council’s Vision of improving sustainability of communities.• Service infrastructure has been considered and solutions identified in respect of service provision. <p>The Site is clearly viable and deliverable. There is therefore every reason that the Site should be included as a residential allocation within the Revised Local Development Plan.</p>					