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Local Development Plan
Carmarthenshire County Council

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

3 April 2023

Dear Sir/Madam

Land to the North of Wern Ddu, Wernd Ddu Road, Ammanford, Carmarthenshire

Introduction

We act on behalf of Lowri, Eleri and Carys to promote the above land in the emerging LDP for residential development.

Recognising that Ammanford is a Tier 1 settlement (Principal Centre), it is envisaged that considerable growth is to be designated here and the applicants have a parcel of land which lends itself to development along Wern Ddu Road, located within the 30mph limit. The Draft LDP states that “the majority of development will be directed to the top tiers of the settlement hierarchy”.

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 area measures 1.64ha which would 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 Road. The site is surrounded to the South and West by existing residential development and has limited constraints on development coming forward. There is also a small village to the North situated along Heol Ddu off Ffordd Wern Ddu.

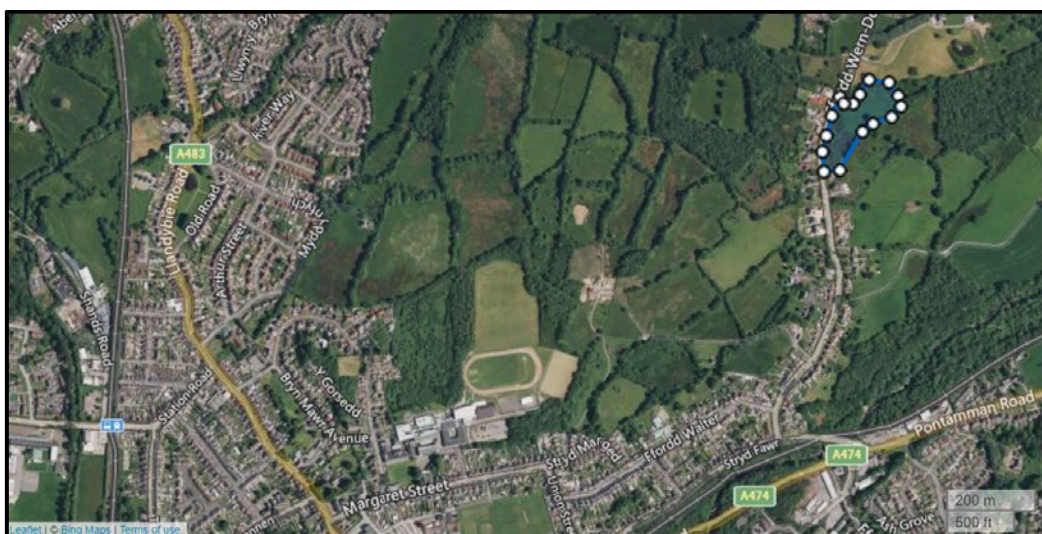


Figure 1: Map showing location of site in Source: calcmaps

Location

Being a Tier 1 settlement, the town offers a variety of facilities including employment land, retail, amenities and facilities. It also has a primary and secondary school. The location of this site has considerable merit and enjoys a favourable relationship with existing residential development. The site is closely related to the main transport corridor and conveniently located in terms of schools and other services and facilities. Furthermore, its development would contribute to and help sustain the local community's well being through the provision of additional, mixed tenure housing in a location that reinforces the traditional settlement pattern.

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 "Generally, ribbon patter of development is not considered appropriate or suitable, the site's shape makes it difficult to avoid this." The vision would be to provide a site of approximately 15 dwellings with a mix of open market and affordable properties. The style of houses on the opposite side are large detached dwellings located within their own expansive residential curtilages and located on higher ground. The development of the site would also provide a new footpath linkage along the frontage of the site to connect to the existing footpath which leads into Ammanford Town Centre.

The 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 Ammanford in this direction. The existing built form and pattern of settlement follows key access routes such as Wern Ddu Road.

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.

Development of the site for residential units would be served by readily available mains water, public sewer and electricity connections.

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.

Allocating the site for residential development would be consistent with the existing pattern of the settlement, particularly along Wern Ddu Road. The parcel of land is contained within the settlement and does not result in ribboning or sporadic development.



Figure 2: Site on the left hand side as you enter the 30mph speed limit

We therefore 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 07395 285056 or via email on gwennan@jmsplanning.com .

Yours faithfully

Gwennan Jenkins



JMS Planning & Development

Encs