



**CANDIDATE SITE SUPPORTING STATEMENT**  
**FOR**  
**REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT**  
**PLAN 2018-2033**

**LAND ADJOINING GER Y LLAN, LLANARTHNE,**  
**CARMARTHENSHIRE**

On behalf of  
Miss L, Mr R and Mr A Edwards

Our Ref: 0535.a  
Date: May 2018  
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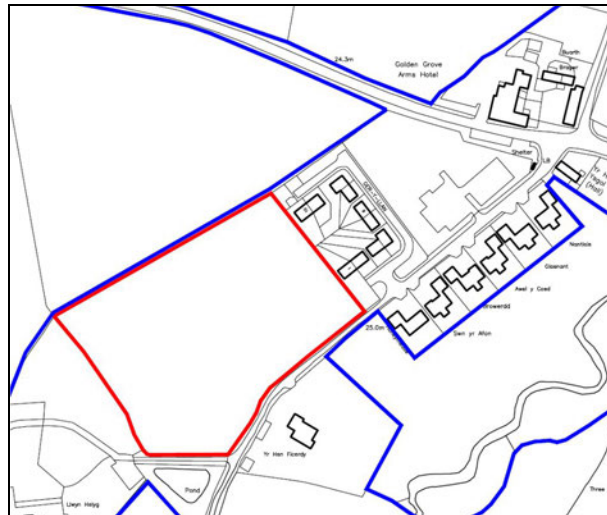
## 1.0 INTRODUCTION

- 1.1 JCR Planning has been instructed by Miss L Edwards, Mr R Edwards and Mr A Edwards (the Land Owners) to prepare and submit a Candidate Site Supporting Statement for the allocation of land adjoining Ger y Llan, Llanarthne for the purposes of residential development in the forthcoming replacement Carmarthenshire Local Development Plan.
- 1.2 This Statement has been prepared in line with the Authority's published documents entitled *Revised Carmarthenshire Local Development Plan: Guidance Note* and *Revised Carmarthenshire Local Development Plan: Candidate Site Assessment Methodology*. The contents of this Statement therefore addresses each point raised within these documents, as well as ensures that it complies with regards to the guidance and requirements of *Planning Policy Wales (Edition 9)* when it comes to the preparation of development plans and the allocation of land for residential purposes as part of them.
- 1.3 The contents of this Statement therefore provide a comprehensive case for the allocation of the land for residential development purposes and it should also be read in conjunction with the accompanying supporting information and indicative site layout drawing.

## 2.0 SITE CONTEXT

### 2.1 THE SITE

2.1.1 The Candidate Site relates to a parcel of land measuring just over 1.52ha that adjoins Ger y Llan, Llanarthne, edged in red on the plan below (Other land in the ownership of the Land Owners is edged blue).



**Plan A**

2.1.2 The Site forms part of a larger agricultural enclosure, which as can be seen in Photograph 1, is currently laid to grass.



**Photograph 1**

2.1.3 The Site, and indeed the enclosure it forms part of, is relatively level with respect to the public highway that runs along the Site's southern boundary. The Site's eastern, western and southern boundaries are all defined by established hedgerows, with access currently being gained via an agricultural gateway in the latter. The remaining northern boundary is then currently undefined.

2.1.4 As detailed above, the Site is currently accessed directly off the public highway to its south via an agricultural gate. From this point (as can be seen from the photograph below) the road section (which is subject of a 30mph national speed limit) has excellent forward visibility for some distance on this stretch of road leading into the settlement.



**Photograph 2**

2.1.5 Visibility looking to the right when leaving the Site is then sufficient, but it should be noted that vehicles speeds are particularly slow at this point due to the curvature and nature of the preceding section of road.

2.1.6 Under the provisions of the current Carmarthenshire Local Development Plan, the site adjoins the Development Limits (thick black line) for the settlement of Llanarthne, as illustrated in the plan below.



**Plan B**

2.1.7 As can be seen from the above, the Candidate Site is well related to the existing Development Limits and indeed the existing built up form of the settlement of Llanarthne, resulting in the site forming a natural and logical location for the settlement's expansion.

## **2.2 THE ADJOINING SETTLEMENT**

2.2.1 As detailed above, the Candidate Site adjoins the existing settlement and form of Llanarthne. It is in fact located a short distance from the settlement's core (less than 150m to the east) and within walking distance of all of its community facilities and local services (including the well-used Village Hall), marked by the blue circles on the map below.



**Plan C**

2.2.2 Although the site of the settlement's former Primary School is currently being redeveloped for the purposes of housing, other such facilities are available in the nearby settlements of Nantgaredig and Ffairfach, all located a short distance away from Llanarthne. Llanarthne is also on a key transport route between the much larger settlements of Carmarthen and Llandeilo and this sustainable attribute should therefore be given full consideration when considering potential future growth options.

2.2.3 From an accessibility perspective, in addition to its position with regards to nearby much larger settlements, Llanarthne also contains a bus stop (red circle on Plan C), located less than 150m away to the east, on the B4300. The bus services serving the site are numbers 276, 277, 278, 279 and x14, which provide regular access to the following larger settlements, as well as the intervening villages:

- Llandeilo
- Carmarthen

2.2.4 Despite its good level of community facilities and local services, as well as being located on a well-served and sustainable transport corridor, the growth of Llanarthne from a residential development perspective has been limited since the adoption of the Carmarthenshire LDP. This has been principally determined by two factors – (a) the limited amount of white land within the defined Development Limits and (b) the

contribution made by housing allocations within the settlement and the Sustainable Community cluster it forms part of ( Cwrt Henri, Dryslwyn and Felindre).

2.2.5 In terms of the latter point, the Sustainable Community (SC31) under the provisions of the Carmarthenshire LDP has three housing allocations, the details of which are as follows:

Map Ref.	Site Name	Allocated Units	Units Delivered to Date	Status
SC31/h1	OS5227 at Pantyffynnon, Cwrt Henri	16	0	Undeveloped
SC31/h2	Llanarthne School, Llanarthne	8	0	Under partial development
SC31/h3	Adj. Golwg y Twr, Llanarthne	10	0	Undeveloped

**Table 1**

2.2.6 In crude terms, although two units appear to be under construction as part of allocation SC31/h2, the allocations for the Sustainable Cluster have delivered no new units to date. Although a planning application was submitted to the LPA in July 2017 for the development of allocation SC31/h1, this has yet to be determined, whilst no applications have been made for the remaining allocation in Llanarthne as we understand that it is not the land owner's intention to permit the development of the site.

2.2.7 The net result of the above is that despite the Sustainable Community, and in particular Llanarthne, continuing to have a very strong provision of community facilities, local services and public transport connections, its ability to grow and capitalise on these sustainable attributes has been prevented through allocations that have made no contribution to the housing stock since the LDP adoption, and indeed some time before this. As a result, in order to readdress this deficit in provision, capitalise on the sustainability of Llanarthne, as well as meet the Authority's own aspirations for its role in the immediate and wider community, more deliverable residential allocations are required.



## 3.0 THE PROPOSAL

3.0.1 As part of the requirements for the promotion of sites for residential development, this Statement is accompanied by an indicative layout for a potential residential scheme that could be developed on the site. It should be emphasised that the accompanying layout is for illustrative purposes and that other design solutions for the site could also be reached. Notwithstanding this, the accompanying layout drawing has taken account of all the potential assets and constraints of the site and demonstrates that it is capable of delivering 32 units in a deliverable and sustainable manner. The following information therefore expands on this principle.

### 3.1 DEVELOPMENT OVERVIEW

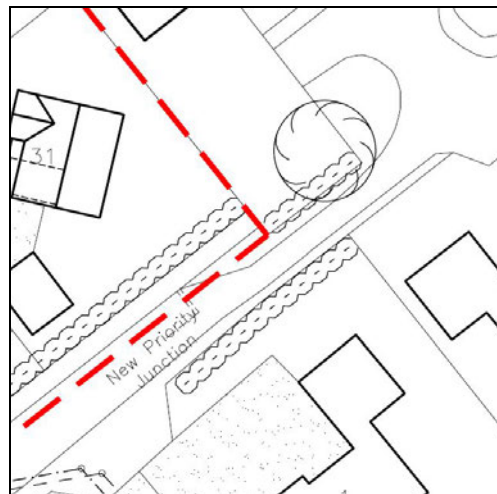
3.1.1 It is proposed that the Candidate Site be allocated in the forthcoming replacement LDP for the purposes of 32 residential units. As detailed above, the accompanying illustrative layout (reproduced below) demonstrates that the site is capable of accommodating this number in a deliverable and sustainable manner.



**Plan D**

3.1.2 As illustrated above, the site is capable of accommodating a mix of unit sizes and types. The associated density – 32 units – has therefore taken into consideration this potential mix, as well as striking a balance of being reflective of the existing form and density of residential development in the immediate locality.

3.1.3 With regards then to access, it is proposed that the development would be served by a single point off of the existing public highway running along the southern boundary. The accompanying layout drawing demonstrates that this can be achieved in a safe manner taking into account the associated speed limit in both directions. In addition, and in order to take account of the current form and conditions of the existing public highway, it is proposed that a new priority junction be created at the location adjoining the south eastern corner of the site, illustrated below.



**Plan E**

3.1.4 Furthermore, it is proposed that any development of the site would include a new footway along its frontage, with the existing hedgerow retained and translocated where possible. The remainder of the site would then be served by a new estate road built to adoptable standards, which would include the necessary turning heads.

3.1.5 It is proposed that due to the close proximity of existing amenity spaces, the proposal would not be required to accommodate any on-site areas of public open space.

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However, it is recognised and supported that an element of the proposed units would be affordable in nature, which under the provisions of the current LDP would be in the region of 30%.

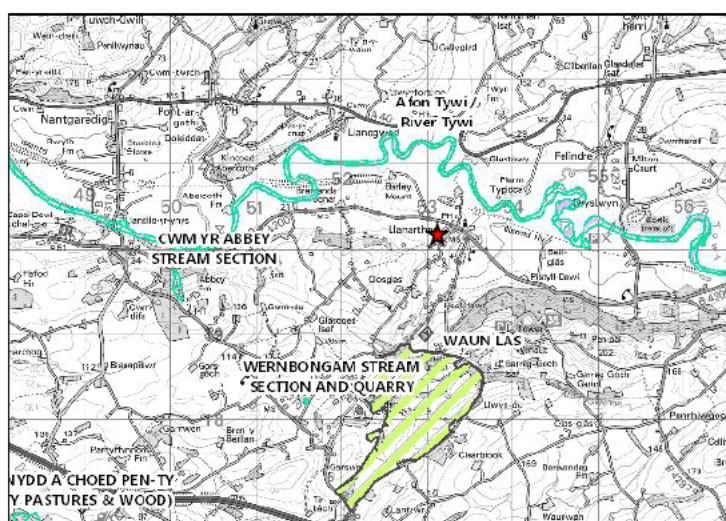
### **3.2 INFRASTRUCTURE CONSIDERATIONS**

- 3.2.1 Any development of the Candidate Site for residential units would be served by mains water and electricity, connections to which either lie within the site or in the adjoining stretch of public highway. As the settlement of Llanarthne is not served by the public sewer network, it is proposed that the new development would be served by a new private treatment works, located on the land owner's land to the south east of the Candidate Site at the location shown on the accompanying drawings. We understand that a similar system operates for other developments within the settlement.
- 3.2.2 With regards then to surface water, none of the Candidate Site or adjoining land show evidence of poor drainage conditions (e.g. marshy grassland, water settlement etc.). As a result, it is considered that there would be a number of options available to any development of the site in terms of the disposal of surface water, including running a new outflow to the watercourse to the south east of the site through again, land owned by the land owner.

## 4.0 ENVIRONMENTAL CONSIDERATIONS

### 4.1 ECOLOGICAL ATTRIBUTES

- 4.1.1 The Candidate Site, as illustrated in previous photographs, is actively used and managed for the purposes of agriculture. As a result, it represents part of a larger enclosure of improved grassland, subject to the usual nutrient management practices. The site itself therefore has a very low biodiversity value, but it is envisaged that hedgerows along its boundaries would be retained wherever possible as part of its future development.
- 4.1.2 In the wider context, the site does not adjoin or form part of any local or national nature conservation designation. There are then 1 SSSI, 1 SAC and 1 NNR within 3km of the Candidate Site (red star on Plan F), whose locations are illustrated on the plan below.



Plan F

- 4.1.3 However, as can be seen from above, the designations are significantly distant from the site, which will ensure that its development would have no detrimental impact on them.

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## **4.2 HISTORICAL ASSETS**

4.2.1 Although Llanarthne includes a number of Listed Buildings, the Candidate Site does not include any of these nor is it in a position that would affect their setting.

4.2.2 There are no Scheduled Ancient Monuments (SAM) within or adjoining the Candidate Site. The nearest is Dryslwyn Castle, some 3km to the site's west. However, due to the separation distance, intervening land uses and topography, the development of the site would not have any detrimental impact on the SAM's setting or historic interest.

## **4.3 ENVIRONMENTAL CONSTRAINTS**

4.3.1 The Candidate Site is not categorised as being at risk of flooding in terms of the Development Advice Maps or those produced by Natural Resources Wales.

4.3.2 Due to its greenfield nature and historic agricultural use, the Candidate Site has no ground contamination related constraints. In addition, in the absence of any historical mining in the area, the site has no ground stability related constraints.

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## 5.0 VIABILITY

5.0.1 As part of the preparation of any development plan, it is vital to ensure that allocations within it are both viable and deliverable. To not make efforts to explore both these aspects is to then risk that the Plan may be unsound and so in turn fail to meet its own targets or objectives.

5.0.2 Although detailed viability appraisals are difficult to prepare at this stage of the Plan's preparation due to the absence of, for example, such things as full engineering details, it is possible to undertake such appraisals at a strategic or in-principle level. The following therefore represents such a process and is fit-for-purpose in providing confidence with regards to both the viability and deliverability of the Candidate Site at this stage, but it should be noted, that more detailed analysis at a planning application stage may result in some variance.

### 5.1 VIABILITY APPRAISAL

5.1.1 The following provides an indication of the viability of delivering the proposed 32 units on the Candidate Site in question. It is based very much on its greenfield status and uses figures and costings previously accepted by the local authority through its determination of planning applications and other works. The following appraisal is therefore based on the assumptions set out below in order to provide a residual value for the scheme, prior to ascertaining a land value.

#### Costs

- Dwelling construction costs are based on £950 per metre.
- Adoptable Road construction cost based on £1,200 per metre
- Connections for all utilities include water, foul water and electric.
- Developer's Profit based on RICS guidelines (15%)
- Professional Fees include planning application fee, associated professional fees, estate agency fees (1%) and LABC Warranty fee.

## **Sales**

- Sale Prices based on LPAs Affordable Housing SPG, market research and ACG figures where relevant.

5.1.2 Using the above, the following represents a strategic viability appraisal for the proposed 32 units, based on an affordable housing level of 30% (based on 2 three beds and 7 two beds).

<b>Costs</b>	<b>Cost Per Unit/Metre</b>	<b>No. Units/Metres</b>	<b>Total</b>
Three Bed Dwellings	91200	22	2006400
Two Bed Dwellings	76000	10	760000
Road Construction	1200	180	216000
Utility Connections	5000	32	160000
Professional Fees	-	-	134913.4
Sprinklers	3500	32	112000
<b>Total</b>			<b>3389313.4</b>
<b>Sales</b>			
Three Bed (Open Market)	180000	20	3600000
Three Bed (Affordable)	77762	2	155524
Two Bed (Open Market)	130000	3	390000
Two Bed (Affordables)	64260	7	449820
<b>Total</b>			<b>4595344</b>
Developers Profit	<b>Total</b>		<b>689301.6</b>
<b>Residual Land Value</b>			<b>516729</b>

**Table 2**

5.1.3 Based on the above figures, it is considered that in-principle, the development of the site would be financially viable.

## **5.2 DELIVERABILITY**

5.2.1 In terms of deliverability, it should be firstly noted, as illustrated above, that the site is viable. Furthermore, there are no ownership or physical constraints preventing the site's delivery.

5.2.2 In terms of a delivery timescale, with a developer secured, it is envisaged that the site could be capable of being completed within 5 years from the adoption of the replacement LDP.



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## 6.0 NATIONAL PLANNING POLICY CONSIDERATIONS

6.1.1 In the preparation of any development plan, consideration must be given to national planning policy and guidance. At present, this takes the form of *Planning Policy Wales (Edition 9)* and a series of *Technical Advice Notes (TAN)* that deal with a range of topic areas.

6.1.2 With regards to residential development, or housing, the overarching requirements and principle guidance set by national policy can be found at Paragraph 9.2.3, which reads as follows:

*“Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types.”*

6.1.3 At present, Carmarthenshire County Council’s housing supply figure is below the required 5 year level and so it is imperative that this is addressed as quickly as possible to avoid further deterioration of communities and the facilities and services they have to offer. The instigation of the review of the LDP will form part of addressing this issue, but only if truly sustainable and deliverable allocations are identified and allocated, to replace many of the failing sites that currently form part of the Authority housing and growth strategy for the County, as set out by the current LDP.

6.1.4 Dealing specifically with the Candidate Site subject of this report, it is evident that its inclusion within the replacement LDP would adhere to the requirements of Paragraph

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9.2.3, in that it is free from any planning, physical or ownership constraint. In addition, as shown at Section 5 of this Statement, the site is also economically viable in deliverability terms.

6.1.5 Paragraph 9.2.9 then provides Authorities with more specific guidance in selecting sites for allocation for residential development and in terms of the Candidate Site, it is considered that it satisfies all relevant criteria, including the following:

- The location of the Candidate Site is sustainable in terms of its proximity to a range of community facilities, local services and public transport services.
- The physical and social infrastructure of the settlement is capable of accommodating the proposed development without detriment to any interest.
- The Candidate Site is not subject to any physical constraint such as flood risk, ground instability, ecological interest, historic assets or contamination that would prevent its delivery.
- The development of the site for residential purposes would be compatible with existing adjoining land uses.

6.1.6 In summary therefore, the allocation of the Candidate Site adheres and supports the objective, principles and requirements of national planning policy.

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## 7.0 CONCLUSION

- 7.1.1 Although currently undeveloped, the Candidate Site forms a logical extension to the existing settlement, being well related to its existing built up form and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. Its position would also consolidate its pattern of growth, which historically at times has led to its further 'ribboning' along the B4300. The development of the Candidate Site would avoid this pattern of growth.
- 7.1.2 In addition to the above, the site lies within close proximity and walking distance of the existing community services and local facilities of the adjoining settlement, which will ensure it makes a positive contribution to both national and local sustainable development objectives.
- 7.1.3 From a wider sense, the Site will also benefit from well served excellent public transport links to the nearby towns of Carmarthen and Llandeilo, together with other locations within and adjoining the County, further increasing the facilities and services available to future residents of the Site via sustainable transport means. In tandem to this, the development of the Site will in turn ensure a deliverable source of future housing for the Sustainable Community which it forms part of, which has seen a dangerous level of under supply prior to and since the adoption of the current LDP. The development of the Site will help to redress this imbalance and it is strongly suggested that the Authority closely scrutinises those sites currently allocated in the LDP in terms of their suitability and deliverability if it is to continue to allocate them. National planning policy however would suggest that in view of the uncertainty in relation to their delivery, such sites should not form part of the replacement LDP.
- 7.1.4 With the Candidate Site having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, its delivery if allocated is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable candidate for future housing development.

7.1.5 In view of the above and information provided in this Statement, it is respectfully requested that the Candidate Site in question be designated for residential development.