



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

**LAND ADJOINING PARC PENCRUG, LLANDEILO,**  
**CARMARTHENSHIRE**

On behalf of  
Davies Richards Development Ltd

Our Ref: 0632.b  
Date: August 2018  
Prepared by: JDE

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<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2.0</b>	<b>SITE CONTEXT .....</b>	<b>4</b>
2.1	THE SITE .....	4
2.2	THE ADJOINING SETTLEMENT .....	6
<b>3.0</b>	<b>THE PROPOSAL .....</b>	<b>8</b>
3.1	DEVELOPMENT OVERVIEW .....	8
3.2	INFRASTRUCTURE CONSIDERATIONS .....	10
<b>4.0</b>	<b>ENVIRONMENTAL CONSIDERATIONS .....</b>	<b>11</b>
4.1	ECOLOGICAL ATTRIBUTES .....	11
4.2	HISTORICAL ASSETS .....	12
4.3	ENVIRONMENTAL CONSTRAINTS .....	12
<b>5.0</b>	<b>VIABILITY .....</b>	<b>14</b>
5.1	VIABILITY APPRAISAL .....	14
5.2	DELIVERABILITY .....	16
<b>6.0</b>	<b>NATIONAL PLANNING POLICY CONSIDERATIONS .....</b>	<b>17</b>
<b>7.0</b>	<b>CONCLUSION .....</b>	<b>19</b>

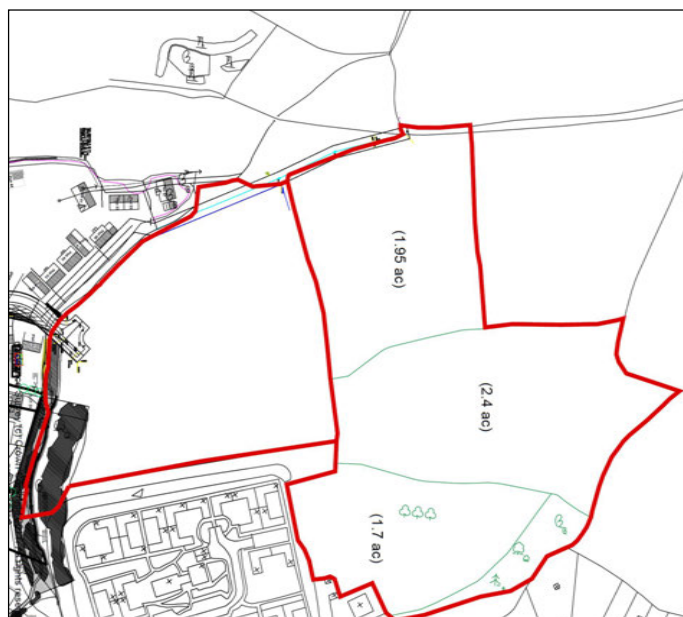
## 1.0 INTRODUCTION

- 1.1 JCR Planning has been instructed by Davies Richards Developments Ltd to prepare and submit a Candidate Site Supporting Statement for the allocation of land adjoining Parc Pencrug, Llandeilo 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 address each point raised within these documents, as well as ensuring 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 continued 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 series of existing agricultural enclosures measuring just over 5 hectares in area, which are edged red on Plan A below.

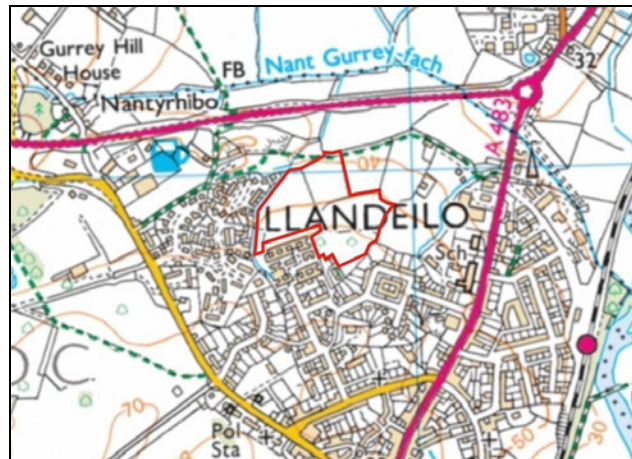


**Plan A**

- 2.1.2 The Site is currently under mixed ownership (Davies Richards Development Ltd and Carmarthenshire County Council), but due to its clear integration as part of a wider proposed development (see below), both elements form part of this submission.
- 2.1.3 As detailed above, the Site consists of a series of agricultural enclosures and an element of the curtilage of an existing residential dwelling located at the edge of the Site's south western corner. As detailed in the accompanying *Ecological Appraisal Report*, the enclosures are mixed in form, but generally either consist of marshy grassland or semi-improved grassland and are used predominantly for informal grazing purposes.

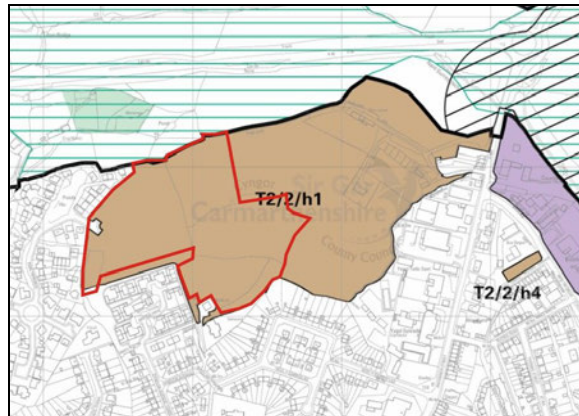
2.1.4 The boundaries of each of the enclosures are well defined by a mix of residential boundary treatments, stock proof fencing and a mix of hedgerows. In terms of the latter, these are now somewhat larger than their original form due to the absence of a management regime in recent years. The Site then has a general sloping nature falling in a south to north direction, although the gradient is much steeper in the western enclosure owned by the Authority.

2.1.5 Access to the Site is currently gained via a number of means. The westernmost parcel is accessed via a turning head that forms part of the existing Parc Pencrug development to the Site's west. Access to the Site can then be gained via this parcel, but also via the curtilage of the aforementioned bungalow. A Public Footpath also runs along the Site's northern boundary, as illustrated in the plan below.



**Plan B**

2.1.6 Under the provisions of the current *Carmarthenshire Local Development Plan*, the Candidate Site forms part of a larger housing allocation, which abuts the northern portion of the Town, as shown in the plan below.



**Plan C**

2.1.7 The Candidate Site continues to be closely associated with the existing built form to the south, whilst being separated from the more open landscape further north by the aforementioned bypass. The Candidate Site therefore continues to clearly form a logical and physical part of the settlement of Llandeilo, as well as a natural location for its future expansion.

## **2.2 THE ADJOINING SETTLEMENT**

2.2.1 As detailed above, the Candidate Site adjoins the existing settlement and form of Llandeilo. As a result, the Site is within walking distance of a number of its wide range of community facilities and local services, marked by the blue circles and thick blue line on the map below.



**Plan D**

2.2.2 From an accessibility perspective, Llandeilo is located on two main transport arteries in the form of the A40 and A483, as well as having very well served bus stops (circled red on Plan C) and a train station on the Heart of Wales line. The bus services serving the settlement are numbers 103, 276, 277, 278, 279 and X13, which provide regular access to the following larger settlements, as well as the intervening villages:

- Carmarthen
- Llandovery
- Ammanford

2.2.3 The very strong sustainable position of Llandeilo should therefore be given full consideration when considering potential future growth options.

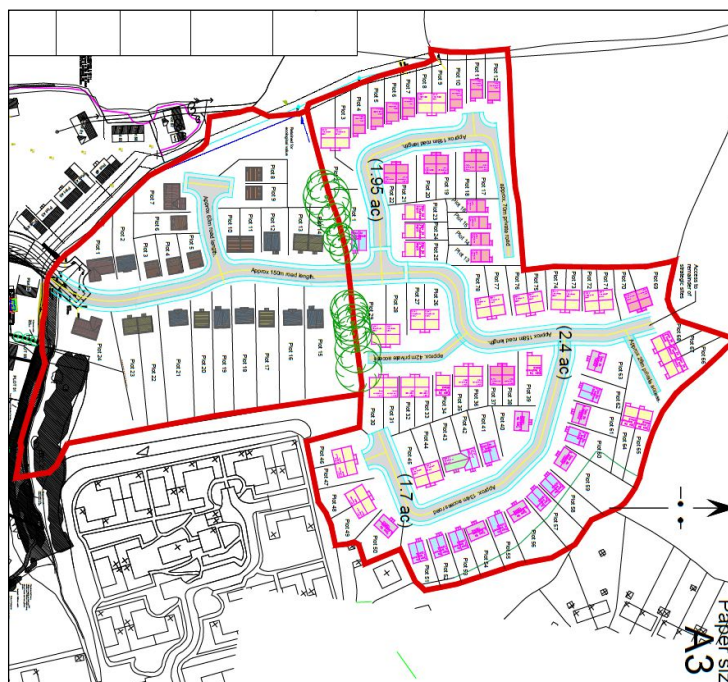
## **3.0 THE PROPOSAL**

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 100 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 100 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, taking into account its immediate setting and topography.





**Plan E**

3.1.2 As illustrated above, the site is capable of accommodating a mix of unit sizes, but taking into the context of existing development to the Site’s south and west, it is suggested that all dwellings would be two storey in nature and varied in terms of the scale of the accommodation they provide. The associated density – 100 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. Key existing hedge lines would be managed and retained where possible as part of the overall layout strategy.

3.1.3 With regards then to access, it is proposed that the Site would gain access via the existing road leading into the Site from the adjoining Parc Pencrug development. From this point then would be a principle access road that would run through the Site, providing access to each of the proposed units either directly off it, or via separate private shared drives leading from it.

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3.1.4 Due to the proximity of existing facilities and the Site's scale, the proposal does not include any formal equipped areas of open space. However, it is recognised and supported that an element of the proposal would be expected to contribute towards the provision of affordable housing within the local area, which on the basis of the scale of the development, it is envisaged would be done by means of a mix of 30 units on-site.

### **3.2 INFRASTRUCTURE CONSIDERATIONS**

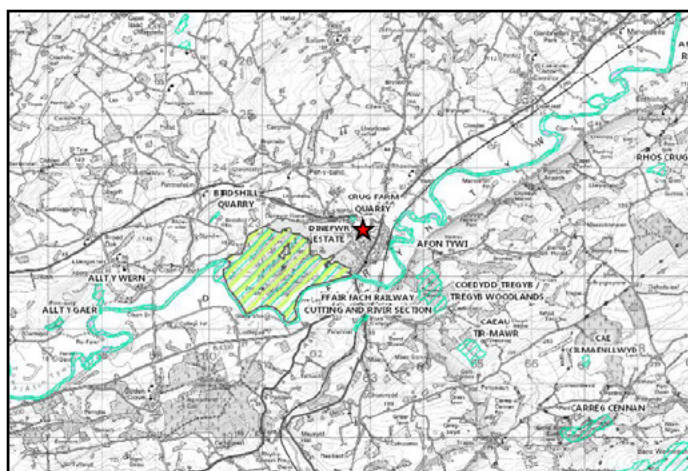
3.2.1 Any development of the Candidate Site for residential units would be served by mains water and electricity, connections to which lie within the adjoining stretch of public highway. We understand then that foul water would be dealt with by means of a connection to the public sewer system, which we understand runs within the adjoining public highway.

3.2.2 With regards to surface water, none of the Candidate Site or adjoining land show evidence of poor drainage conditions (e.g. water settlement etc. and a water course runs along its western and northern boundary. 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.

## 4.0 ENVIRONMENTAL CONSIDERATIONS

### 4.1 ECOLOGICAL ATTRIBUTES

- 4.1.1 Any potential biodiversity assets the Site may include have been given consideration with regards to exploring its potential for residential development. As detailed in the accompanying Ecological Appraisal report, the Site does not contain any assets that would result in any in-principle objection or obstruction to its development. Notwithstanding this, further consideration will be given and more detailed analysis undertaken of the Site in ecological terms as part of the detailed design stage of a forthcoming planning application.
- 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 NNR, 7 SSSI designations and 1 SAC within 3km of the Candidate Site (red star on Plan E), who's locations are illustrated on the plan below.

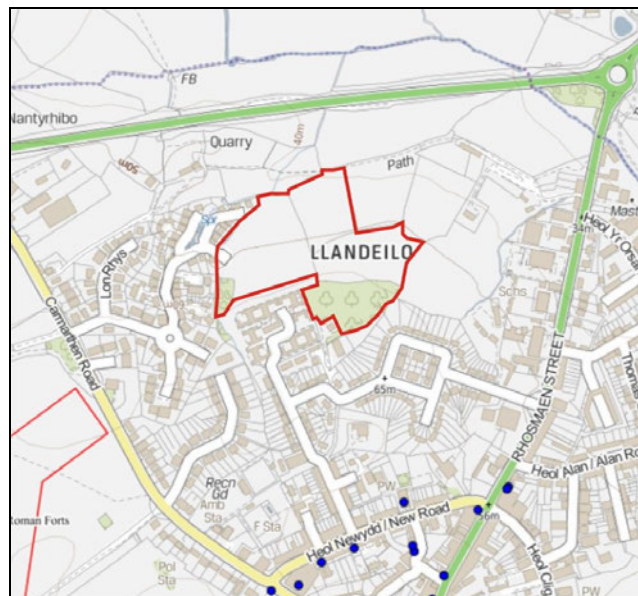


Plan F

- 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.

## 4.2 HISTORICAL ASSETS

4.2.1 Llandeilo contains a range of Listed Buildings, with the nearest to the Candidate Site shown by the blue solid circles on the Plan below.



**Plan G**

4.2.2 Notwithstanding the number of the Listed Building's in the Town, when the intervening topography and built form of the Town are taken into account, it is not considered that their setting will be detrimentally affected by the development of the Candidate Site.

4.2.3 There are then no Scheduled Ancient Monuments (SAM) within or adjoining the Candidate Site, but 2 lie within 3km of it. However, these are at a significant distance from the Candidate Site and due to this and intervening topography and land uses, the development of the site would not have any detrimental impact on the setting or historic interest of these or any other SAM.

## 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 units on the parcels of land owned by Davies Richards Developments Ltd only (76 units), as the remaining land (owned by the Authority) is understood to be at the concluding stage of sale, which in itself then demonstrates deliverability and viability.
- 5.1.2 The following is then 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 an indicative land value.

#### **Costs**

- Dwelling construction costs are based on £950 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.

5.1.3 Using the above, the following represents a strategic viability appraisal for the proposed 76 units, with 22 units being affordable in nature.

<b>Costs</b>	<b>Cost Per Unit/Metre</b>	<b>No. Units/Metres</b>	<b>Total</b>
House Type 1 (2 Bed)	66500	21	1396500
House Type 2 (3 Bed)	85500	38	3249000
House Type 2b&2c (4 Bed)	114000	10	1140000
House Type 3 (4 Bed)	114000	7	798000
Road Construction	1200	410	492000
Shared Access Drives	400	138	55200
Utility Connections	5000	76	380000
Professional Fees	-	-	327302.9
Sprinklers	3500	76	266000
<b>Total:</b>			<b>8104002.9</b>
<b>Sales</b>			
House Type 1 (2 Bed)	21	130000	2730000
House Type 2 (3 Bed)	16	225000	3600000
House Type 2b&2c (4 Bed)	9	200000	1800000
House Type 3 (4 Bed)	7	250000	1750000
Three Bed (Affordable)	22	78286	1722292
<b>Total</b>			<b>11602292</b>
Developers Profit	<b>Total</b>		<b>1740343.8</b>
<b>Residual Land Value</b>			<b>1757945.3</b>

**Table 2**

5.1.4 Based on the above figures, it is considered that in-principle, the development of the site would be financially viable and also capable of making a contribution towards the provision of affordable housing within the locality through on-site provision on all elements of it.

## **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’s 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 9.2.3, in that it is free from any planning, physical or ownership constraint. In addition,

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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 development of the Candidate Site for the scale of development proposed 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 expansion of the existing settlement's urban form, due in no small part to it being well related to it on two sides, but also as it is positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside.
- 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 settlements, the larger towns of Ammanford and Carmarthen, 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 settlement in which it lies.
- 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.