



Gerald Blain Associates Ltd



SUPPORTING STATEMENT

LAND ADJACENT TO CEFN MAES. PWLL TRAPP, ST CLEARS
Sec18/h3

Introduction

Gerald Blain associates have been instructed to submit a statement in support of the candidate site Ref: SEC18/h3 on behalf of the landowner.

Physical Characteristics

The site consists of a gently sloping parcel of land adjacent to a recent large housing development.

Proposal

The proposed development would be a natural extension to the existing housing stock with the area and local services within the area are more than adequate to support this.

Access

The site has several options for access being either through the new housing estate along land within his ownership or directly onto the adopted highway as shown on the supporting plan.

Phasing

It is anticipated that due to the size the development will take place over several phases.

Suitability for inclusion within the LDP

The site lends itself well to inclusion within the LDP. It is situated adjacent to an existing housing development with natural links.

Services and infrastructure

All services and infrastructure are within the main road or adjacent estate roads with sufficient capacity for the proposed development.

Settlement hierarchy / housing need

Within the emerging LDP St Clears falls within the Western Carmarthenshire area. With its links to West Wales, this cluster has traditionally seen development focused on the settlements of St. Clears and Whitland. These settlements predominately perform the key service centre roles within this cluster and support the social, employment, education and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A477 and the London – Fishguard railway route

Density

The emerging LDP has allocated the site for 50 units. It should be noted that a higher density can easily be achieved on this site as illustrated within the supporting plans.

Delivery / viability

Initial investigations show now adverse ground conditions or anything that would add any abnormal costs that would cause issues with the viability of the site. A full detailed viability assessment will be submitted at a later date.

Conclusion

In conclusion this site lends itself well for inclusion within the LDP. It forms a natural extension to the existing development limits with good transport and service links.