



**ALTERNATIVE ALLOCATION REPORT**  
**FOR**  
**REPLACEMENT CARMARTHENSHIRE LOCAL DEVELOPMENT**  
**PLAN 2018-2033**  
  
**LAND OFF SARON ROAD, SARON**

on behalf of  
Mr D Thomas

**Our Ref:** 1604.a  
**Date:** April 2022  
**Prepared by:** JDE

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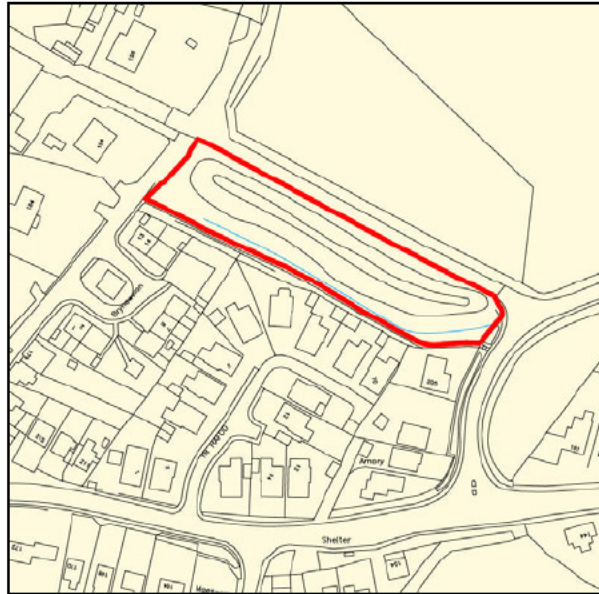
## 1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr D Thomas to prepare and submit an Alternative Allocation Report for the inclusion of land off Saron Road, Saron within the proposed Development Limits (Policy SD1) of the settlement, (with the intentions of it then being developed for residential purposes) in the forthcoming replacement *Carmarthenshire Local Development Plan (LDP)*.
- 1.2 At this stage it is estimated that the Site is capable of accommodating 4 units, although further detailed investigation is currently underway, which may result in the Site being capable of accommodating more. As a result and in the absence of any detailed guidance prepared by the Council on how it has assessed Development Limits, this report has, where appropriate, been prepared in line with the Authority's published site assessment and selection documents, with regard to full housing allocations (5+ units). The contents of this report therefore address each point raised within these documents, where relevant.
- 1.3 The contents of this report therefore provide a comprehensive case for the inclusion of the land within the defined Development Limits for Saron to enable its future development for residential development purposes as a windfall site, and it should also be read in conjunction with the accompanying information and indicative drawing package, as well as a sustainability assessment undertaken in-line with the Authority's requirements.

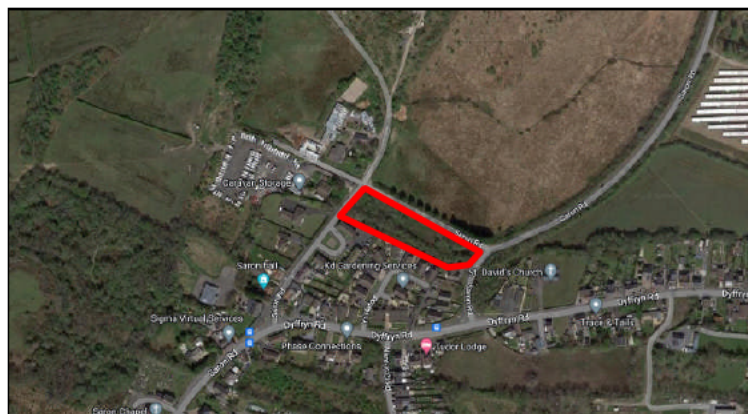
## 2.0 SITE CONTEXT

### 2.1 THE SITE AND CURRENT CONTEXT

2.1.1 The Alternative Site relates to an elongated parcel of land measuring approximately 1.3 acres in area in total, edged red on the plan and the photograph below.



Plan A



Photograph 1

2.1.2 At present, the site currently has a cleared appearance, as illustrated by the photographs below:



**Photograph 2**



**Photograph 3**

2.1.3 As can be seen from the above photographs, the site is generally level. In addition, all its boundaries are clearly and well defined, by a mix of domestic fences and some trees. The southern boundary also then includes an open drainage feature. Finally, as can be seen from Photograph 1 and 2, the Site is separated from the more open landscape to the north by a line of mature coniferous trees.

2.1.4 Access to the site is currently gained via a gateway that leads onto the adjoining adopted highway (Saron Road), pictured below.



**Photograph 4**

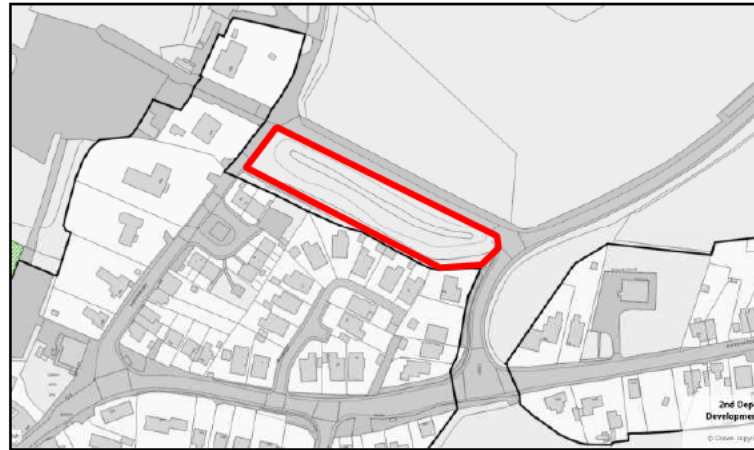
- 2.1.5 As can be seen from Photograph 1, the Site directly adjoins the existing form of the settlement of Saron on three sides, with the more open landscape (a former opencast site) positioned then to the north east, beyond a private access road that runs along the northern edge of the Site.
- 2.1.6 Under the provisions of the current Carmarthenshire LDP, the Site presently lies within the defined Development Limits for Saron, as illustrated below.



**Plan B**

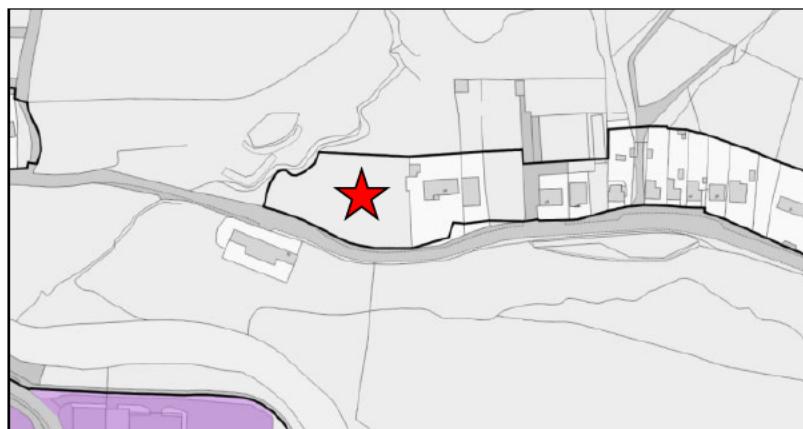
- 2.1.7 As can be seen, the current Development Limits follow that of the existing settlement and features that separate its associated areas with the wider open landscape pattern beyond. However, in the 2<sup>nd</sup> Deposit LDP, the Council have proposed to amend the Development Limits for Saron to those illustrated in Plan C.



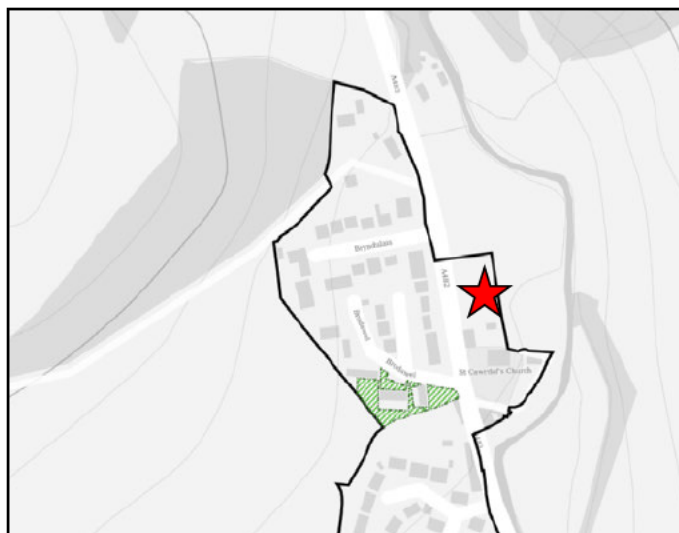


**Plan C**

2.1.8 As can be seen, the Alternative Site has now been removed, which appears to be the only amendment to the Limits for the area in question. However, no explanation has been provided within the published documentation for this decision by the Council, which appears inconsistent with others taken for other settlements in the County, such as those examples below:



**Plan D**  
**(Folland Road, Garnant)**



**Plan E**  
**(Land off A483, Llanwrda)**

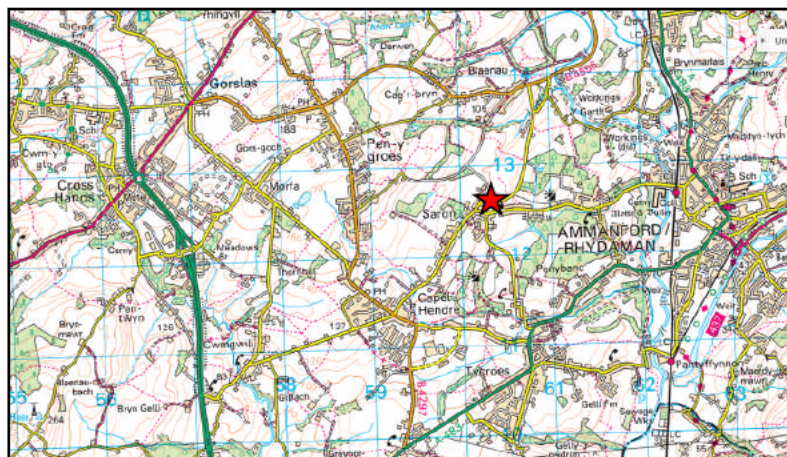
2.1.9 The inclusion of the Alternative Site would therefore be consistent with other decisions taken by the Council in the preparation of its Replacement LDP, particularly as its position represent a natural and logical location for the settlement's expansion.

## **2.2 THE ADJOINING SETTLEMENT**

2.2.1 As detailed above, the Alternative Site adjoins the existing built form of the settlement of Saron. Saron is primarily a linear style development in form, with its historic development having taken place along Saron Road and Nant-y-Ci Road. In more recent times, development has then occurred 'in-depth' off both these routes in the form of Clos Nant-y-Ci, Parc y Mynydd and Y Hafod.

2.2.2 In terms of community facilities and local services, the settlement of Saron includes a village hall, play area, places of worship, as well as a regularly served bus stop. However, the site (indicated by the red star on Plan F) is in close proximity to the a number of nearby settlements such as Capel Hendre, Penygroes, Tycroes and Ammanford beyond.





**Plan F**

2.2.3 The strong sustainable position of the Alternative Site should therefore be given full consideration when considering potential future growth options of all scales.

## 3.0 THE PROPOSAL

- 3.1.1 As detailed previously, this submission seeks an amendment to the currently proposed Development Limits for the settlement of Saron, to include the land edged red on Plan A. As detailed previously, the Site represents a logical part of the existing settlement, having a greater affinity to its form than the open wider landscape to its north east.
- 3.1.2 In addition to its inclusion being consistent with other decisions taken by the Council with regards to Development Limits for other settlements in the County, the inclusion of the Site would also represent a deliverable windfall housing site, capable of delivering at least 4 units, as illustrated in the indicative site layout drawing reproduced below.



**Plan G**

- 3.1.3 Access to serve the site would be directly off Saron Road and compliant with current highway authority requirements. The Site would also have easy connection to all

services and utilities, as well as being capable of dealing with surface water in a sustainable manner due to on-site attributes.

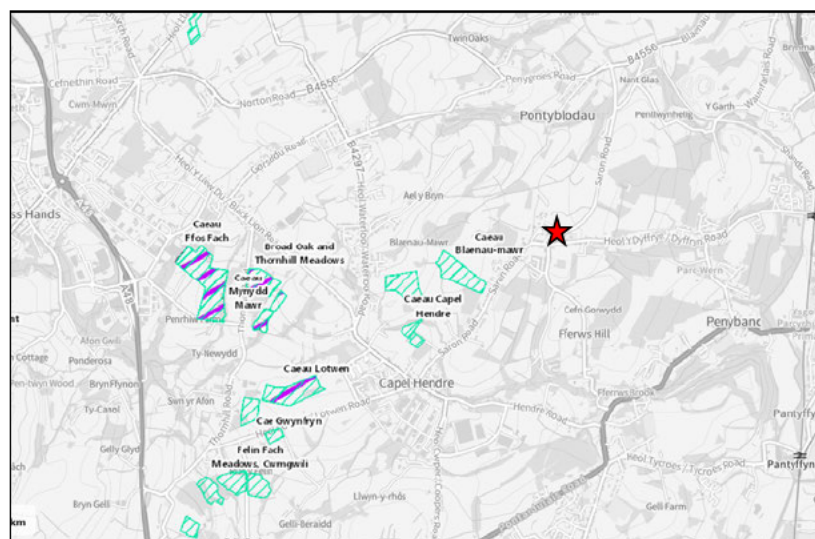
3.1.4 The following sections of this Report therefore now provide further confirmation that the Alternative Site represents a windfall site capable of providing a deliverable contribution to the local housing supply.

## 4.0 ENVIRONMENTAL CONSIDERATIONS

### 4.1 ECOLOGICAL ATTRIBUTES

4.1.1 The Site does not contain any protected flora or fauna, or signs of their presence. Notwithstanding this, any potential biodiversity assets the Site may include have been given full consideration with regards to exploring its potential for residential development. This has included the proposed retention and management of existing site boundary features.

4.1.2 The Alternative Site has been assessed against data held on the “Magic Map” website which details statutory and non-statutory National and Local sites of ecological importance. Plan H below provides an extract of those records applied to the Saron locality, with the red star denoting the position of the Alternative Site.

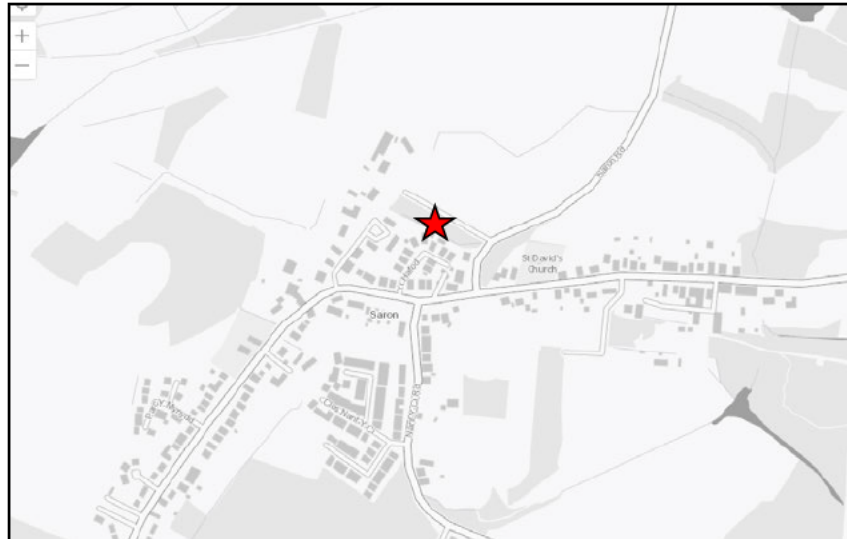


Plan H

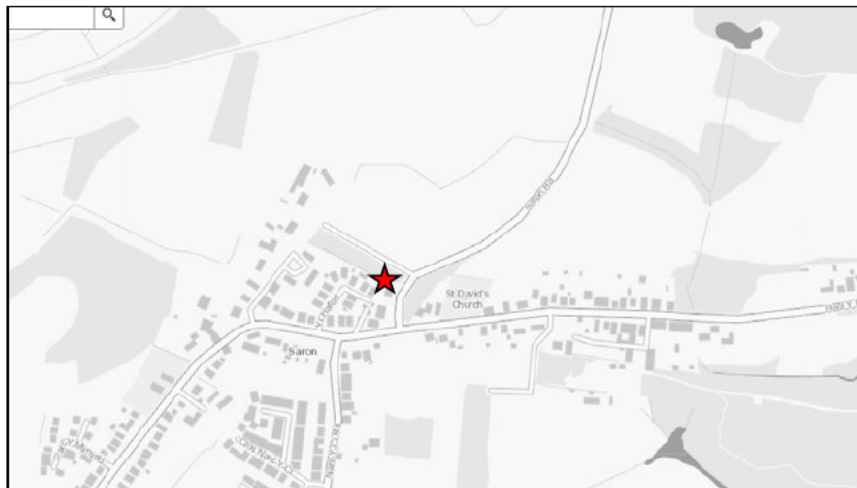
4.1.3 As can be seen from the above, the Alternative Site does not form part of and neither is it near any national or local designations. Although a number are within 2-4km of the site, due to the intervening distance and topography, the development of the Alternative Site will not have any detrimental impact on these features.







**Plan J**  
**(Development Advice Maps)**



**Plan K**  
**(Flood Maps for Planning)**

4.3.2 Due to its greenfield nature, the Candidate Site has no ground contamination related constraints.



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## 5.0 CONCLUSION

- 5.1 Although currently undeveloped, the Alternative Site forms a logical extension to an existing settlement, being well related to it and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. In fact, the Council's current adopted development plan shares this viewpoint and assessment, having included it within the Development Limits for the settlement of Saron. Notwithstanding this, the Council has now determined to exclude the Site from the Limits, but with no clear explanation as to why this has been done.
- 5.2 As discussed above, the Alternative Site is adjoined by the existing settlement and its built form on three sides, with its remaining separated from the wider open landscape by a strong natural feature in the form of mature trees. Its inclusion within the defined Development Limits would on this basis alone represent a logical and consistent decision.
- 5.3 The Alternative Site also does not face any constraints to its potential development in terms of any ecological, flood risk, historic or ground condition interests. Combined with this, the Site is also positioned in a sustainable location in terms of immediate and wider community facilities and local services.
- 5.4 In view of the above and information provided in this Statement, it is respectfully requested that the Alternative Site be included with the Development Limits for the settlement of Saron.