

## Planning Statement

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### Residential Development

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at  
Land rear of Ty Gwyn  
Rhydargaeau  
Carmarthen  
SA32 7DR

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For Elfyn & Menna Thomas

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April 2023

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# 1 General Description

- 1.1 This LDP Representation relates to the potential inclusion of a new site allocation for residential development in the Carmarthenshire Revised Local Development Plan 2018 – 2033.

# 2 LDP Representation

- 2.1 The statement has been prepared by Ceri Davies BA Hons, Dip UP, MRTPI, (Director of Ceri Davies Planning Ltd). The statement is based on information provided by the client and other consultants. All stated dimensions and distances are approximates and based on the best information available at the time. Please refer to the submission plans for detailed information.
- 2.2 The LDP Representation details include:
- 2<sup>nd</sup> Deposit Revised LDP Representation Form
  - Integrated Sustainability Appraisal
  - Location & Site Plans
  - Planning Statement

# 3 Client Details

- 3.1 The clients are Elfyn & Menna Thomas of [REDACTED]  
[REDACTED]

# 4 The Site

- 4.1 The site is an irregular shaped piece of land forming a field enclosure immediately adjacent to the village of Rhydargaeau. The field in question is currently used for grazing. The field fronts onto an unclassified road and backs onto the rear curtilages of residential dwellings along its southern and eastern boundaries.
- 4.2 Access to the site would be gained directly off the adjacent highway, which comes off the A485 Trunk Road. The site is bounded by mature hedgerows along the majority of its field boundaries.

- 4.3 The site lies immediately west of a group of dwellings at the southern end of the village of Rhydargaeau. The location of the site and its proximity to the settlement of Rhydargaeau is illustrated on the map extract below (Figure i).

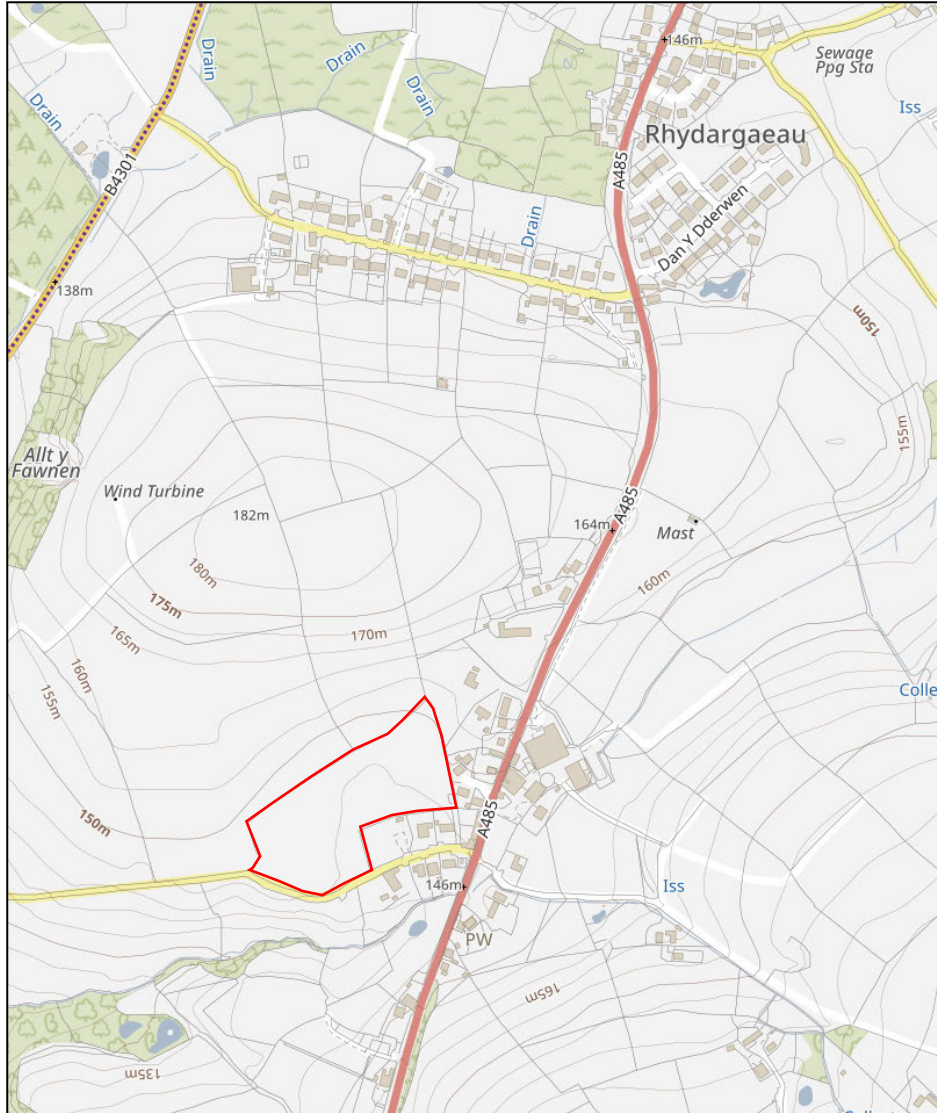


Figure i – Location Map

- 4.3 Whilst the site currently occupies an open countryside location, it lies immediately adjacent to a predominantly residential area within the settlement of Rhydargaeau. The proximity of the site to the southern part of the settlement is clearly shown on the aerial photograph below (Figure ii).



Figure ii – Aerial Photograph

- 4.4 Vehicular access into the site is currently gained via the existing field entrances which come directly off the adjacent public highway.

## 5 The Development

- 5.1 The aim of this proposal would be to develop the site for residential purposes. The site would be able to clearly accommodate 5+ plots, as such would be an additional housing allocation that could potentially contribute towards the future housing needs for Rhydargaeau and the surrounding area.
- 5.2 The plan extract below (Figure iii) illustrates the scale of the site.

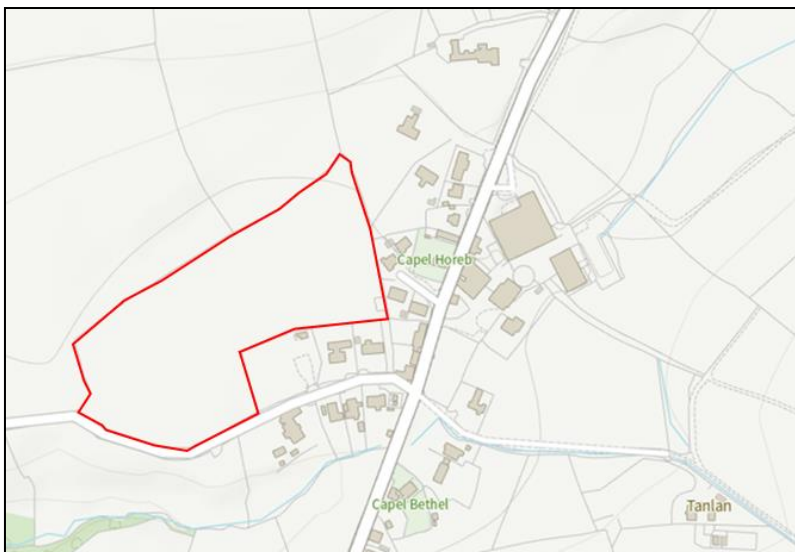


Figure iii

## 6 Policy Context

- 6.1 A review of the planning policy context associated with the site and the proposed development (at national and local level) is provided within this section of the Statement.

### National Planning Policy

#### 6.2 Well-Being of Future Generations (Wales) Act (2015)

- 6.2.1 The Act places a duty upon public bodies to produce well-being objectives that contribute to achieving a set of overarching well-being goals:

- A Prosperous Wales;
- A Resilient Wales;
- A Healthier Wales;
- A More Equal Wales;
- A Wales of Cohesive Communities;
- A Wales of Vibrant Culture and Thriving Welsh Language; and
- A Globally Responsible Wales.

- 6.2.2 Each public body is then required to take reasonable steps to meet their objectives in the context of the principle of sustainable development and whilst following a set of five ways of working.

- 6.2.3 The 'Resilient Wales' and 'Healthier Wales' goals are the key goals that open space and greenspace, as part of the planning process will contribute towards delivering.

#### 6.3 Planning Policy Wales : Edition 11 (February 2021)

- 6.3.1 Planning Policy Wales (PPW) forms the overarching national planning policy document for Wales and sets out the land use planning policies of the Welsh Government. It is supplemented by a suite of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters which together with PPW provide the national planning policy framework for Wales. The main objective of PPW is to promote place-making and sustainable forms of development.

- 6.3.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and



improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. PPW and National Development Framework (NDF) set out how the planning system at a national, Regional and local level can assist in delivering these requirements through strategic Development Plans (SDPs) and Local development Plans (LDPs).

- 6.3.3 There are a number of key planning principles indicated within Planning Policy Wales (PPW) to achieve the right development in the right place.
- 6.3.4 Paragraph 1.18 emphasises that the legislation secures a presumption in favour of sustainable development in accordance with the development plan, unless material considerations indicate otherwise. The principles of sustainable development are defined in the Well-being of Future Generations Act.
- 6.3.5 Paragraph 1.22 of PPW states that up-to-date development plans are the basis of the planning system and that these set the context for rational and consistent decision making, where they have been prepared in accordance with up to date national planning policies.
- 6.3.6 These key planning principles are set out with a view to achieve a number of national sustainable placemaking outcomes, as explained in paragraphs 2.15-2.20 and outlined in Figure 4. The national sustainable placemaking outcomes are:

#### **People and Places: Achieving Well-being Through Placemaking**

- Growing our economy in a sustainable manner
  - Making best use of resources
  - Maximising environmental protection and limiting environmental impact
  - Creating and sustaining communities
  - Facilitating accessible and healthy environments
- 6.3.7 Paragraph 2.17 states “In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes”.

- 6.3.8 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 1.2 states: “The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Wellbeing of Future Generations (Wales) Act 2015 and other key legislation.”
- 6.3.9 Paragraph 2.27 sets out how to assess the sustainable benefits of development: “Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.”
- 6.3.10 Paragraph 2.17 states that “in responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver developments that address the national sustainable placemaking outcomes.”

#### **6.4 Future Wales: The National Plan 2040**

- 6.4.1 Future Wales – The National Plan 2040 is Wales’ national development framework which sets out the direction for development in Wales to 2040. It is a development plan that sets out a strategy for addressing key national priorities including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and wellbeing of our communities.
- 6.4.2 The spatial strategy is a guiding framework which sets out the key national policies that will guide and encourage development which supports sustainable growth in both urban and rural areas across Wales.



## Policy 1 – Where Wales will grow

6.4.3 Policy 1 is the overarching policy which sets out where sustainable growth will take place in Wales. Three National Growth Areas have been established where there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- Cardiff, Newport and the Valleys;
- Swansea Bay and Llanelli; and
- Wrexham and Deeside.

6.3.4 These National Growth Areas are complemented by Regional Growth Areas, which will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions:

- The South West;
- Mid Wales; and
- The North.

6.3.5 In addition to the above growth areas, there are a mix of smaller towns and villages and large areas of countryside. The policy states that ‘development in towns and villages in rural areas will support local aspirations and need, complementing rather than competing with efforts to grow our cities and towns.’

## Local Planning Policy

6.4 The proximity of the site to the defined settlement development limits for Rhydargaeau in the current Local Development Plan (LDP) is illustrated in the map extract below, Figure (iv).

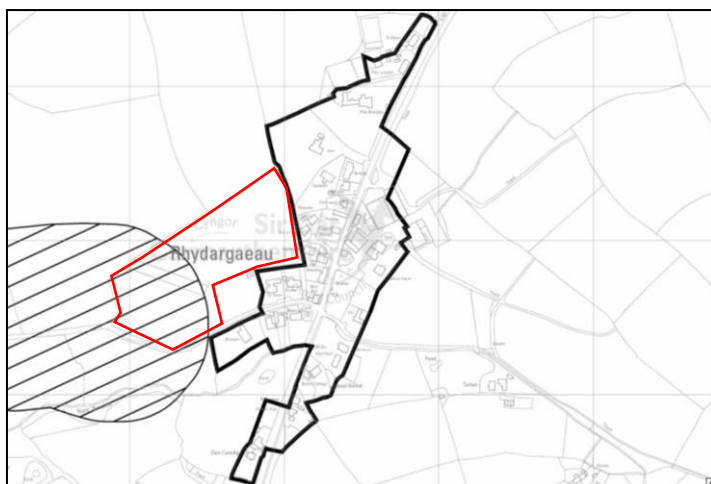


Figure iv

- 6.5 The proximity of the site to the defined settlement development limits for Rhydargaeau in the 2<sup>nd</sup> Deposit Revised Carmarthenshire Local Development Plan (LDP) is illustrated in the map extract below, Figure (v).

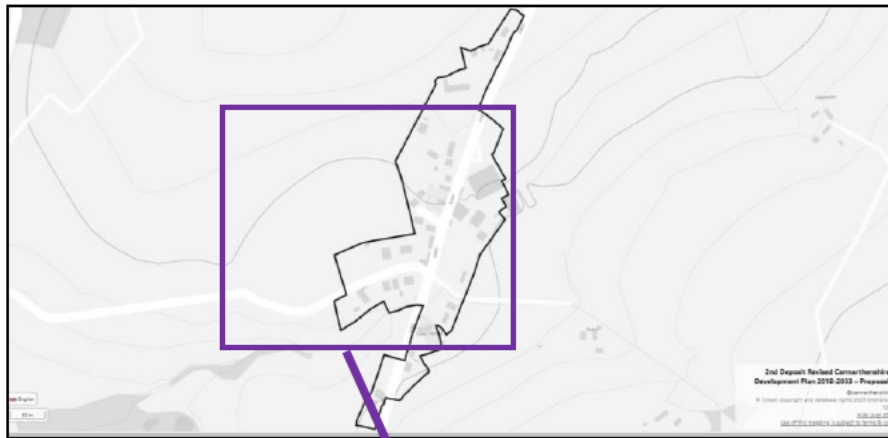
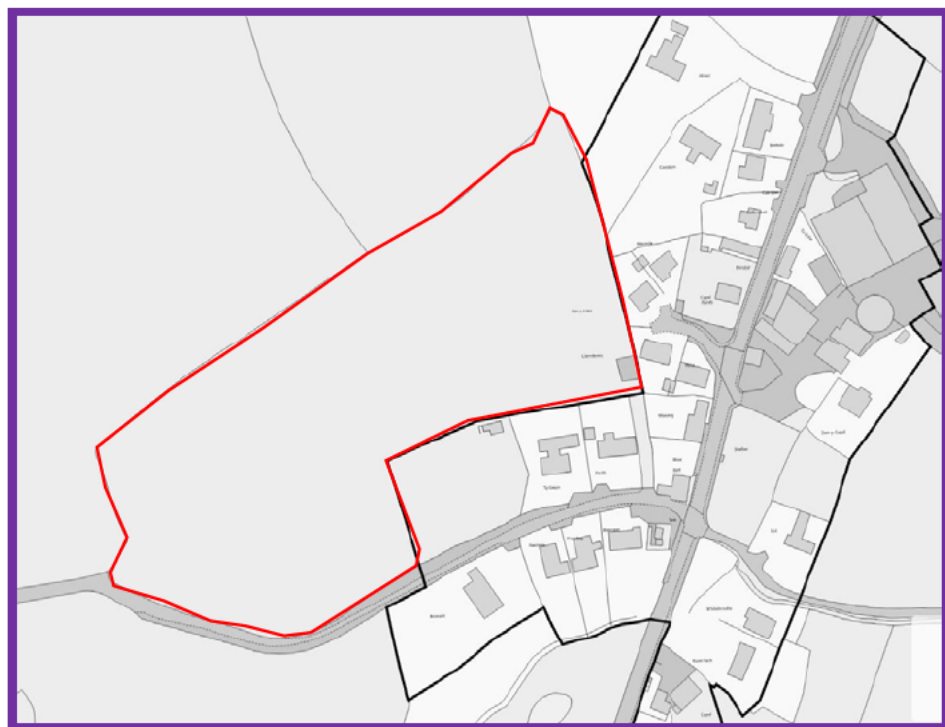
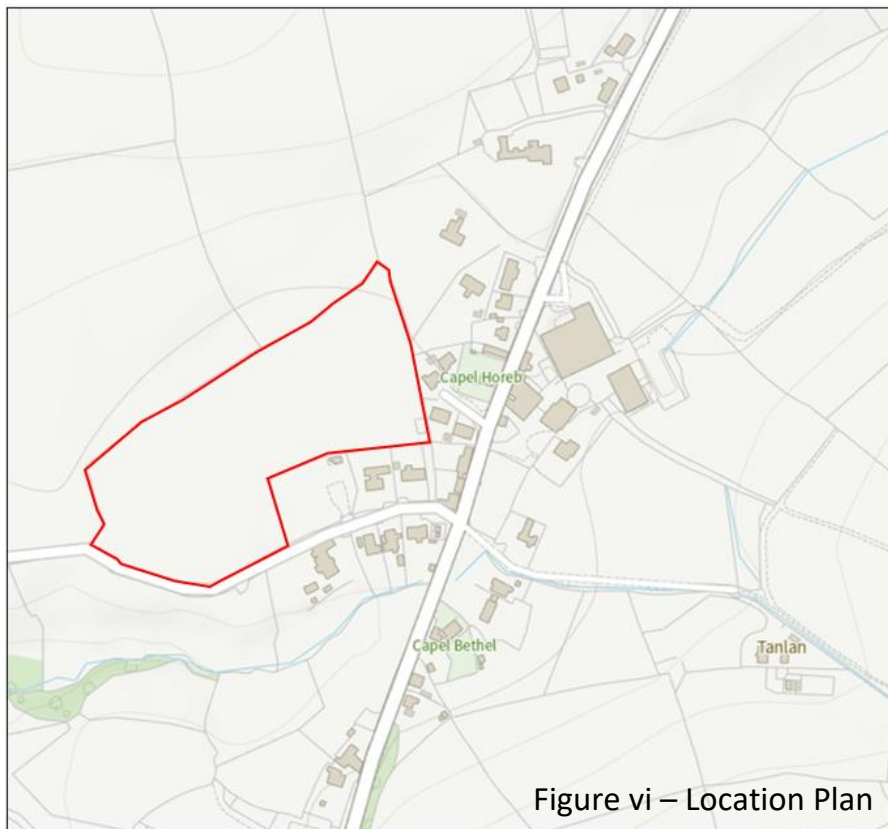


Figure v



## 7 Detailed Consideration

- 7.1 As highlighted in the Integrated Sustainability Appraisal (ISA), it is asserted that the site is deemed compatible with Strategic Policy SP3 of the revised LDP which seeks to ensure the provision of growth and development is directed to sustainable locations in accordance with the spatial framework.
- 7.2 Given its proximity to Rhydargaeau, which is identified as a Cluster 1, Tier 3 – Sustainable Village within the Settlement Framework, together with the fact that it is only 3 miles north of Carmarthen, ISA Objective 1 (Sustainable Development) is satisfied in this instance.
- 7.3 As illustrated on the plan below (Figure vi), the site is directly related to the identified settlement of Rhydargaeau, therefore, represents a sustainable location.



- 7.4 Natural Resources Wales Development Advice Maps indicate that the site does not lie within a Zone C1 or C2 flood area as defined by the development advice maps referred to in Technical Advice Note 15, Development and Flood Risk (TAN 15), as illustrated in the DAM extract below (Figure vii).



- 7.8 The Flood Risk Map demonstrates that the site falls outside of Flood Zone 2 and Flood Zone 3, as such falls within an area deemed at low flood risk from rivers. The site will not be affected during the 1 in 1000 fluvial (Q1000 event or 0.1% event) and would also be flood free during the 1 in 100 (Q100) flood event.
- 7.9 The site does not fall within a C1 or C2 flood risk zone as delineated by TAN15 DAM flood maps. A section of the eastern boundary does fall within a Flood Zone 2/Flood Zone 3 as delineated by FMfP (Flood Map for Planning Wales). As such, ISA Objective 4 (Climatic Factors) and ISA Objective 5 (Water) is not entirely satisfied in this instance.
- 7.10 The site is not located within or immediately adjacent to any of the following designated sites:
- Sites of Special Scientific Interest (SSSI)
  - Special Areas of Conservation (SAC)
  - Special Protection Areas (SPA)
  - National Nature Reserves (NNR)
  - Local Nature Reserves (LNR)
  - Common Land or registered village green
- As such, ISA Objective 2 (Biodiversity) is satisfied in this instance.
- 7.11 The site is not located within or immediately adjacent to any Scheduled Monuments. As such, ISA Objective 8 (Cultural Heritage and Historic Environment) is satisfied in this instance.
- 7.12 The proposed housing allocation is deemed appropriate at this location in that it would not impact on any core planning principles. The development would be sited immediately adjacent to existing residential dwellings and also in close proximity to the edge of the existing settlement. The previous map extracts clearly illustrate the existing pattern of development at this part of the village, and the proximity of the site to the existing built form
- 7.13 Clearly the development would not lead to unacceptable ribbon development; it would not be deemed tandem development. It would not lead to unacceptable coalescence of settlements and given its siting between existing properties it would be classed as a form of infill, as such, cannot be described as unacceptable sporadic development or an unacceptable extension to the settlement.
- 7.14 In addition it would not result in the loss of areas of public open space and formal recreational land. Given the aforementioned, it is

asserted that the development would not be contrary to general planning principles.

- 7.15 The development would sit comfortably at this location without having any detrimental impact whatsoever on the character or setting of the settlement. Furthermore, the development would not have any detrimental impact on any features of the settlement such as landscapes, townscapes or buildings of importance as a result of its scale, density and prominence. As such, ISA Objective 8 (Cultural Heritage and Historic Environment) along with ISA Objective 9 (Landscape) are both satisfied in this instance.
- 7.16 The proposal will not involve the re-use of suitable previously developed land, hence, it is acknowledged that the site is a greenfield site, as such, ISA Objective 7 (Soil) is not entirely satisfied in this instance. The site has a road frontage boundary that fronts onto an unclassified road. As such, the site is readily accessible from the existing public highway. The site has an existing and established field entrances with adequate visibility splays, which allows direct access into the site.
- 7.17 The adjacent highway is a relatively quiet road which primarily serves Trallwn Farm and 8-9 residential properties. The junction onto the A485 is served by adequate visibility splays.
- 7.18 The map below (Figure ix) illustrates the number of crashes in the immediate vicinity of the site.

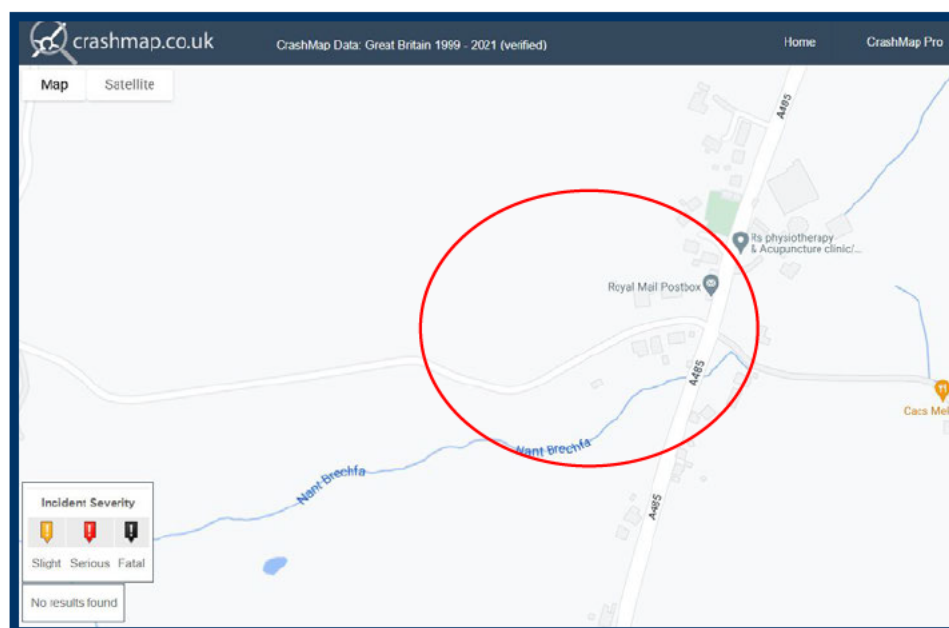


Figure ix (Source:Crashmap.co.uk)



- 7.19 Data obtained from Crashmap.co.uk confirms that in the last 10 years, there have been no slight, serious or fatal crash incidents along the adjacent highway or at the A485 road junction. This would suggest that there are no highway issues relating to the site or the public road(s) which serve the site.
- 7.20 The site lies in close proximity to National Cycle Network Route 47, which is approximately 3km away. This is illustrated on the Sustrans National Cycle Network Map extract below (Figure x).



Figure x (Source Sustrans)

- 7.22 In addition, the site is readily accessible to a local bus services (Route No. T1A) with the nearest bus stop less than a 2 minute walk away. The bus journey to Carmarthen takes approximately 20 minutes.
- 7.23 It is considered the site has suitable access to public transport as well as identified active travel routes, as such, satisfies the following ISA Objectives; ISA 3 (Air Quality), ISA 4 (Climatic Factors), ISA 6 (Material Assets), ISA 12 (Health & Well-being), ISA 13 (Education s& Skills), ISA 15 (Social Fabric).
- 7.24 Given its location within a field enclosure, the site lies immediately adjacent to an accessible green space. As such, it is considered the

site satisfies ISA Objective 12 (Health & Well-being) and ISA Objective 15 (Social Fabric) .

- 7.25 The site is within a reasonable walking distance of Rhydargaeau which does have a range of employment/retail provisions, services and facilities. Other provisions, services and facilities can be found in the nearby village of Peniel, which is a reasonable distance away, Whilst the site clearly occupies a rural location, it represents a very sustainable location given its close proximity to the aforementioned settlements.
- 7.26 It is considered the site is within a reasonable distance of a number of employment and retail provisions as well as other services and facilities, given its proximity to the town of Carmarthen. As such, the site satisfies the following ISA Objectives; ISA 6 (Material Assets), ISA 10 (Population), ISA 14 (Economy), ISA 15 (Social Fabric).
- 7.27 The site represents a sustainable location in terms of its proximity to nearby nursery schools. The site is also within a reasonable distance of Bro Myrddin and Queen Elizabeth Secondary Schools (5km) and Peniel Primary School (0.5km). As such, ISA Objective 13 (Education & Skills) is satisfied in this instance.
- 7.28 The site is not located within or adjacent to a mineral buffer zone, as such, ISA Objective 6 (Material Assets) is satisfied in this instance. The site is partly located within a Mineral Safeguarding Area (Sand & Gravel Safeguarding Area Category 1), as such, ISA Objective 6 (Material Assets) is not entirely satisfied in this instance. The site is not located within or immediately adjacent to an a Air Quality Management Area (AQMA), as such, ISA Objective 3 (Air Quality) is satisfied in this instance.
- 7.29 The site does not contain high carbon e.g. peatlands, as such, ISA Objective 7 (Soil) is satisfied in this instance. The site does not contain high quality agricultural land (grades 1,2 or 3A, as identified within the Agricultural Land Classification Maps). As such, ISA Objective 7 (Soil) is satisfied in this instance.
- 7.30 The site is not located within or immediately adjacent to any Regionally Important Geological or Geomorphological Sites. As such, ISA Objective 9 (Landscape) is satisfied in this instance.

- 7.31 The site is located within close proximity to a viable water connection and is also located within close proximity to other viable infrastructure requirements such as electricity and main sewer.
- 7.32 The site is not located within or adjacent to a phosphate sensitive SAC catchment. As such, the site satisfies the following ISA Objectives; ISA 2 (Biodiversity), ISA 5 (Water) & ISA 7 (Soil).
- 7.33 The site by virtue of its scale and location, would not have the potential to have a detrimental impact on the Welsh Language. As such, ISA Objective 11 (Welsh Language) is satisfied in this instance.
- 7.34 The traffic movements associated with the development proposal will be marginal and the development could be accommodated on the highway network and will not have a detrimental impact on the free flow of traffic due to the existing volumes of traffic using the local highway network. There are no access or transport constraints to prevent the development of the site for residential purposes.
- 7.35 It is asserted that owing to the nature of the development proposal i.e. residential, the development has due regard to the existing built form and also character and appearance of the surrounding area. Careful consideration has been given to the site selection to ensure the relationship between the proposed dwellings and existing development in close proximity is acceptable. It is considered that a housing site at this location would conform with the character and appearance of the immediate area in terms of siting and land use.
- 7.36 It is not disputed that the siting of residential dwellings at this location would introduce built form at an otherwise undeveloped site. However, the dwellings would not represent a prominent or conspicuous form of development. While the proposed development would inevitably change the character of the site itself, the proposed changes would not be to the extent that would result in an unacceptable impact on the surrounding landscape.
- 7.37 The development would not be readily visible from the wider area; the mature trees and vegetation along the site boundaries would, to a degree, mitigate any visual impact.
- 7.38 Given the aforementioned, it is considered that any resulting development would not be inappropriate or disproportionate in scale. It is on this basis that it is considered that the proposal would represent a sensitive form of development, commensurate with the

existing built form, hence would not adversely affect the spatial character of the village.

- 7.39 The development would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community. The impact on the amenity of nearby residents has been fully considered and duly discounted, particularly given the separation distance between the site and the nearest residential properties.
- 7.40 Overall, the proposed development would satisfy PPW's objective of achieving sustainable development both by ensuring that the local community has access to sufficient housing and affordable options whilst also working to facilitate a modal shift to more sustainable methods of transport and reducing car borne journeys.

## 8 Summary and Conclusion

- 8.1 This Planning Statement has been completed on behalf of Elfyn & Menna Thomas and provides planning support for the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development adjacent to Rhydargaeau.
- 8.2 It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of development at this location. The development would assist with the housing land supply situation in the county.
- 8.3 While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure.
- 8.4 In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local development plan.