

Revised
2018-2033

Carmarthenshire Local

Candidate Site Assessment Questionnaire

Please use this form to provide details of the **Candidate Site** you are proposing for inclusion or protection within the revised Carmarthenshire Local Development Plan. By providing as much information as possible it will help the Authority process and assess your Candidate Site efficiently. Reference should be given to the content of the guidance note in completing this form.

The submission period commences on Monday, February 5th 2018 and representations must be received by the deadline of 2.00pm on Tuesday, 29th May 2018. Submissions received after this deadline will not be considered. It is the Council's preference to receive the submissions electronically, however submissions may be forwarded by post. This questionnaire form is available upon request at the Council's Customer Service Centres, and at the County's Public Libraries. Any continuation sheets or additional documentation should be securely attached and referenced.

If you have any queries relating to the submission form or guidance notes, please contact the Forward Planning Section on forward.planning@carmarthenshire.gov.uk or by telephone on 01267 228818.

Paper submissions should be sent to Forward Planning Section, Environment Department, 5-8 Spilman Street, Carmarthen, Carmarthenshire, SA31 1JY.

Please note that the submission of a site does not imply that it will be accepted and allocated or otherwise for development by the Authority. All candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.

Office use only

Date Received:

Date Acknowledged:

Site Reference:

Respondent Number:

Agent Number:

Name: Sam Jones

Address:

Post Code:

Organisation (where applicable): [Click here to enter text.](#)

Telephone:

E-mail:

Preferred method of communication: Letter

e-mail

Agent's Details (where applicable)

(If you nominate an agent, correspondence will only be sent to your agent).

Name: [Click here to enter text.](#)

Address: [Click here to enter text.](#)

Post Code: [Click here to enter text.](#)

Organisation (where applicable): [Click here to enter text.](#)

Telephone: [Click here to enter text.](#)

E-mail: [Click here to enter text.](#)

Preferred method of communication: Letter

e-mail

1. Site Location:

Please identify the extent of the site on an Ordnance Survey Plan (Red Outline)

2. Site Area, please choose (m2 / acres / hectares):

0.33 hectares

3. Is the site within, immediately adjoining, or closely linked to an identified settlement in the current LDP? Please identify the settlement:

Yes No

Which Settlement? Nant y Bai, Rhandirmwyn SC29

4. What is the current use of the site? Grazing

5. What is the proposed use of the site? Residential

6. Are there any buildings on the site? Yes No

If yes, are the buildings in use or are they vacant? Please provide details:
[Click here to enter text.](#)

7. Does the proposer own the site? Yes

8. If the proposer does not own the site, has the landowner been contacted and agreed to any potential development of the site?

N/a

9. Does the proposer own or control any adjoining land? Yes No

If yes, please explain the interest and identify the extent on an Ordnance Survey Plan (Blue Outline).

No

We do own and Farm Troedrhiwrhuddwen. SA20 0PL

10. Is your site an allocation in the current LDP? Yes No

11. If so, has progress been made to develop the site? Yes No

If yes, please provide details of the progress.

If no, please provide details as to why it is not being developed.

NA

Residential Use

12. Are you proposing a residential use on the site? If so, is it for a housing allocation (5+ units) or for small scale development (less than 5 units)?

Small scale development includes amendments to the development limits.

Housing Allocation

Small Scale

Not Applicable

Housing Development

13. If the site is to be considered as a housing allocation (5+ units), please provide supporting information as set out in the guidance note.

[Click here to enter text.](#)

14. For small scale developments (sites of less than 5 units), please provide supporting information as set out in the guidance note.

We propose a single dwelling to promote the rural indigenous farming community. The site proposed sits between Nant Y Bai Mill, and a modern Bungalow on one side and the traditional cottage known as The Wern on the other. The Wern marks the present boundary of Nant Y Bai settlement and are a stone's throw apart. The proposed area for proposed development is in effect in-fill between the two properties. There is access to the highway along a straight stretch of road with good visibility. Mains electricity is supplied to neighbouring properties; indeed a transformer is located in the field. Mains water runs along the road. There is hedging around the site which would be unaffected unless planning or highways requirements necessitate it. It is essentially low-grade grazing of limited agricultural value, of a type which proliferates in the area. The proposal would be low impact and respectful of its surroundings. The single dwelling would be erected within the area marked in red in accordance and by agreement with planners.

Our proposal would sit between existing residential property and would have little or no environmental impact. It is essentially between the last Nant Y Bai buildings so would not extend the settlement, though if preferred the dwelling could be positioned closer to Tegfan. Schools Shops and general employment can be found in Llandoverly, though part of our intention is to provide an affordable home that allows our family to continue farming. As we are a Welsh first language family such our proposal supports and will have a positive effect on the local use of Welsh. It will have little or zero effect on the sand or gravel present.

Non-residential Land Use

15. For non-residential candidate sites, please identify how the site will be developed for its intended use.

[Click here to enter text.](#)

16. When would you intend to bring the site forward for development?

- Short Term (2021- 2024)
- Medium Term (2024-2029)
- Long Term (2029-2033)

17. What would be the land value of the site if the proposed use was achievable?

*Only to be answered if an allocation is being proposed.

[Click here to enter text.](#)

18. Is the site accessible from the existing public (adopted) highway?

Yes No

19. Does the site have a suitable access point with adequate visibility?

Yes No

If yes, please identify how this is achieved.

If no, how would the access point and visibility be achieved?

There is lengthy frontage to the highway and an existing access. The proposed single would not significantly increase traffic movements.

20. Is the site located within a flood risk zone as identified in the TAN 1 Development Advice Maps?

Zone A Zone B Zone C1 Zone C2

**proposers should note that the Local Planning Authority may request further information or evidence during the candidate site process where consultation responses highlight issues relating to tidal, fluvial, surface water flooding and the impacts of climate change.*

21. Is the site previously developed (brownfield) or is it a greenfield site?

Previously Developed Greenfield

22. Does the site have an available water connection?

Yes No

If no, describe how these facilities will be obtained.

Mains water runs past the site, and neighbouring properties benefit from mains water.

23. Does the site have a suitable sewerage connection?

Yes No

If yes, what would be the method of foul sewage disposal?

[Click here to enter text.](#)

If no, describe how these facilities will be obtained.

A septic tank or similar would be installed as part of the construction

24. Are there any historic or archaeological features or designations affecting the site?

Yes No

If yes, please provide details:

25. Are there any landscape or ecological features / designations or protected species which may be impacted upon by the development of the site? Please refer to the checklist for developers on Nature Conservation and Biodiversity.

Yes No

If yes, please provide details:

The site has been used for sheep grazing for some years it is unlikely that any species of interest would have survived - but in any event the bulk of the field would remain with its existing use

26. Are there any trees or hedgerows which may be impacted upon by the proposed development?

Yes No

If yes, please provide details:

There is hedgerow along the frontage and around the border of the field. The border of the field will remain untouched whilst the frontage will only be altered as required by planners / highways if necessary. There is an existing entrance to the highway.

27. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

This land has been in my family's ownership for many years, it was inherited from my mother by my brother, and in turn following his passing has come to us. We are an indigenous farming family settled in the Valley for hundreds of years, probably descended from Tom Sion Cati. We now have 4 children and would like them to have the option to stay in the valley, indeed we hope at least one of them will take over the farm, but for that to happen they will need somewhere to live, with their own families. Neighbouring properties are unsuitable and unlikely to come to open market.

Whilst property exists locally it is usually sold as retirement homes for incomers or second homes. Accordingly, prices are too high for young people on a farming income to buy. Development here would enable our children to live in a house that offers them the chance & space to live a working rural lifestyle. We suggest that this fulfils the policy(s) supporting the sustainability of farming, rural & Welsh communities.

We would like to erect a single modest home for a young farming family.

It would sit between existing housing and conform with the established building line, within the area marked in red. The size and position of an appropriate home will be subject to planning advice and input, We only intend building one house for to enable at least one of our children to continue living securely in the village I was born and raised in, following in the steps of my father, grandparents and their predecessors.

Sam Jones (Mrs)

