

REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN, 2018 - 2033

Site reference AS/149/003

Representation No. 5286

NB. In the August 2018

SUPPORTING STATEMENT To supplement Candidate Assessment Questionnaire submitted by V Thomas, [REDACTED]

Q6. Are there any buildings on the site?

There has been a basic wood-frame building on this land for 9 years. It has been in continual use as a multi-purpose building, e.g. office, accommodation, leisure. It is built upon brick piles, i.e. no foundations. It has an electricity supply. It takes up only approx. 10% of the site and is situated quite close to a boundary, thus it could be easily kept, alongside development of the main site. Alternatively, it could be easily demolished.

Q14. For small scale development (sites of less than 5 units), please provide supporting information, as set out in the guidance note.

- Site characteristics
 - This site proposal would be a back-land development, providing new housing (one bungalow) which would be in keeping with the character and quality of the local environment. It is understood that this will require careful planning:
 - Sensitive design and good landscaping to ensure a new building fitted successfully into the established rural residential area.
 - A proper means of access, which is convenient and safe for both drivers and pedestrians - *this already exists - a tarmac driveway from the site to the main road.*
 - Adequate provision for car parking - *there is a generous car-parking area.*
 - Adequate space between existing and new buildings to avoid spoiling the amenity of neighbouring houses - *the new unit proposed would have no detrimental effect on neighbouring houses - no overshadowing, completely free from overlooking. The proposed development would barely be visible to neighbouring houses, due to its private location, screened from others by mature trees.*

The proposed development of one bungalow would not impact negatively on the character of the area - it is a secluded location, with rural undeveloped land to the rear and side of it, bounded by mature trees and hedgerow. It is a very beautiful site - and it could only enhance the health and wellbeing of anyone who may live there. It would enhance the quality of local housing stock, without any detrimental, intrusive impact.

There is a small stream, Nant Arw, bordering some of the site. It has very high banks, such that it has never - and never could - flood. **Detailed measurements and description of the banks and 3 bay areas are provided in the representation.**

There is good access, with a long tarmac driveway ending in a wide splay to the pavement and, then, onto Saron Road.

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- The site's potential infrastructure connections to the wider framework e.g. sewerage, electricity and water connections.

The house, 68 Saron Road, to the rear of which this development site is proposed, has mains water, sewerage and electricity connections. Thus, the development would be able to connect electricity and water via the existing infrastructure.

Discussion with a long-established builder has identified two options for sewerage - (1) possible connection to mains sewerage or (2) septic tank.

- A broad indicative layout accompanied by supporting information to allow the Local Planning Authority to understand the manner in which the site is proposed to be developed.

Access - There is a tarmac driveway that splays from the pavement and runs to the proposed site at the rear of 68 Saron Road.

The candidate's proposal is for one dwelling - a small 2/3-bed bungalow - to be developed.

[REDACTED] Wishing to remain in the setting the site provides, the candidate would sell 68 Saron Road to fund the development of the site.

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

The candidate is uncertain as to whether this sufficiently addresses the question but, in April 2018, a builder from Llandeilo, who has worked in Carmarthenshire for many decades, estimated £60 - £75,000 for the site. This estimate of the value was somewhat lowered in view of the works required to secure infrastructure connections, particularly sewage.

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Q. 25. Are there any landscape or ecological features / designations, or protected species which may be impacted upon by the development of the site? NO

When considering the proposed site against the checklist set out in Chapter 10 of the Nature Conservation and Biodiversity Supplementary Planning Guidance, there are no significant biodiversity issues:

- Does the proposed development affect a Site of Special Scientific Interest (SSSI)? **NO**
- Does the development affect, or is it adjacent to a Local Nature Reserve (LNR), Regionally Important Geological/Geomorphological Site (RIGS), Site of Importance for Nature Conservation (SINC)? **NO**
- Demolition of buildings, and changes affecting the roof (e.g. house extensions, loft conversions, reroofing, extensions - **NO** - there are no bats, barn owls or breeding birds - the building to be demolished is made of corrugated steel and has no loft. No birds would be affected, other than by the noise and general disturbance. The site has many of its own - and many nearby surrounding - mature trees, hedgerows and fields for them that would remain undisturbed.
- Buildings within 200m of a woodland and or water and buildings located within or immediately adjacent to woodland and or immediately adjacent to water - **NO** - the proposed site is only partly bounded by a small stream running beneath steep banks. The other side of the stream has dense vegetation and mature trees and the site is surrounded on two sides, the other side of the tree and hedgerow boundary, by open grassland, hedgerows, mature trees that would be untouched. Birds, barn owls and bats would not be affected, as there is so much other habitat to sustain them.
- Proposals affecting woodland, field hedgerows, hedgebanks, stone walls etc and/or lines of trees and other features of connectivity such as scrub, notably linked to woodland or water bodies - **NO** - Tree work incorporating felling, removal and or lopping and/or development affecting - **YES** - but only a few very tall sycamores may need to be reduced - not felled completely. It will not affect old and veteran trees of over 100 years old; trees with obvious holes, cracks or cavities, flaking bark, exposed tears and/or splits; trees with a girth greater than 1m at chest height; woodland.
- Proposals affecting or within 200m of rivers, streams, canals, lakes, ponds, reed beds, marshy grassland or other aquatic habitats (subject to the specifics of the proposal) - **NO - as above:** the proposed site is only partly bounded by a small stream running beneath steep banks. The other side of the stream has dense vegetation, mature trees and fields and the site is surrounded on two sides, on the

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other side of the tree and hedgerow boundaries, by open grassland, hedgerows, mature trees that would be untouched. There would remain much cover and habitat for otters, water voles, birds and reptiles.

- The proposed site is not located within or immediately adjacent to: quarries or gravel pits; natural cliff faces and rock outcrops with crevices or caves and swallets. It does not affect 'derelict' land (brownfield sites), allotments, railway land, rank or species-rich grassland or scrub; any buildings, structures, feature or locations where protected/priority species or habitats are known to be present.

Q. 26. Only a few very tall sycamores may need to be reduced - not felled completely. It will not affect old and veteran trees of over 100 years old; trees with obvious holes, cracks or cavities, flaking bark, exposed tears and/or splits; trees with a girth greater than 1m at chest height; woodland.

Q. 27. Further comments to make in support of the proposed site

There used to be an old stone cottage on the proposed site, for many years, with access to the main Saron Road via an old roadway/path that used to run alongside the stream (Nant Arw) and around the back of 62 Saron Road. **Thus, it is hoped that this may be seen as a precedent to once more allowing the proposed site to be included within the Development Plan for residential use, especially as it has a newer and good access route already in place.**

It seems odd that, at some time in the recent past, the planning/boundary-line apparently changed to run across the small rear garden of 68 Saron Road, effectively cutting the gardens in two, so that the proposed (and previously built upon) site - which is currently a large back garden - was no longer within the boundary.

In addition, the inclusion of this proposed site in the Development Plan would not take the planning/boundary-line further back than existing points along Saron Road, to both sides.