

Our Ref: 0391.b

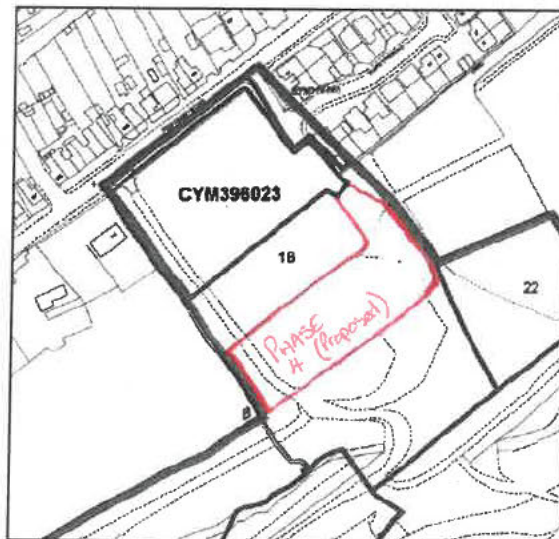
Date: 28th August 2018

Forward Planning Section
Environment Department
5-8 Spilman Street
Carmarthenshire
SA31 1JY

Dear Sir/Madam,

Re: **Revised Carmarthenshire Local Development Plan 2018-2033**
Land adjacent to Parc Fferws, Penybanc, Carmarthenshire

This letter and accompanying documentation has been prepared in response to the Authority's call for the submission of Candidate Site's for development and revisions to the Development Limits of settlements as part of its review of the Carmarthenshire Local Development Plan (LDP). JCR Planning Ltd has therefore been instructed by the prospective developer and land owner of the above land (edged red on Plan A) to promote the site in question as part of this process.



Plan A

The Site and Adjoining Area

The Candidate Site forms part of the construction compound used in the development of the adjoining Parc Fferws scheme. As a result and as can be seen from the aerial photograph below taken during the construction of the most recent phase of Parc Fferws, the Site has a developed nature and so is generally laid with a mix of hard or permeable surfacing.

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Photograph 1

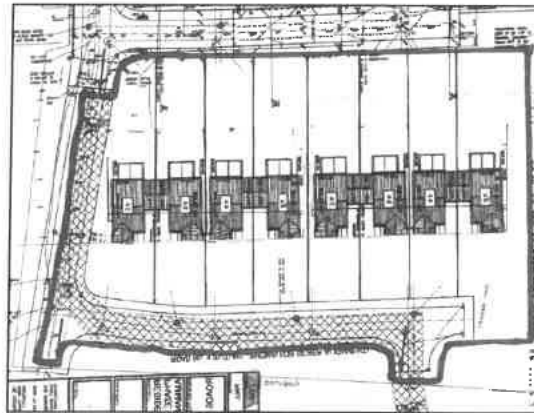
The Site's boundaries are then all well established, being defined by a mix of hedgerows, stock proof fencing and residential boundary treatments associated with the most recently constructed dwellings of the aforementioned residential development. Access to the Candidate Site is then gained from the access road serving this existing development, which then leads on to Penybanc Road to the north.

In the wider sense, the Site is adjoined by agricultural and undeveloped land to its south, west and east, but the main form of the settlement of Penybanc (forming part of the larger urban area focussed around Ammanford) is then located directly to the Site's north. Beyond the immediate locality then can be found the core of the settlement of Penybanc to the south, with its associated community facilities and local services, all of which are located within walking distance to the Site. A short distance then to the east can be found the centre of Ammanford with its wider range of facilities and services, accessible not only via private motor vehicle, but also via public transport by means of a number of regular bus services that operate from a bus stop just to the north west of the Site.

From a local planning policy context, the Candidate Site adjoins the existing Development Limits for Penybanc and so would represent a logical extension to not only these, but that of the adjoining residential development.

The Proposal

This representation seeks the allocation of land edged red on Plan A for residential development. It is envisaged that the Site would be developed for the purposes of 8 units, possibly in the manner shown on the accompanying indicative site layout drawing, reproduced below in Plan B.



Plan B

Access to the Site would be gained directly off the existing estate access road serving Parc Fferws, which would then provide access to Penybank Road to the north. It is envisaged that each of the dwellings would be two storey in nature and as part of the development, a financial contribution towards off-site provision of affordable housing could possibly be made.

Material Considerations

The Site in question has no biodiversity value, nor does it form part of any local or national nature conservation designation. The Site does not contain any historic assets worthy of protection, does not include or adjoin a Listed Building or Scheduled Ancient Monument, nor does it form part of defined Conservation Area.

The Site does not adjoin or form part of any flood risk area as identified by the Development Advice Maps or those produced by Natural Resource Wales. As detailed above, the Site is well related to the existing urban form and existing residential development and so its proposed inclusion would have no detriment on the amenity of existing land users or the setting of the wider landscape.

Conclusion

As has been discussed above and shown on the accompanying drawings, the development of the Site for the purposes of residential development can be undertaken in a manner that would not result in a form of overdevelopment, an instance of ribboning, nor would it result in a detriment to any ecological, highway safety, flooding, contamination or amenity related interest.

With no detriment being incurred on any interest or party as a result of this proposal, we therefore respectfully request that the Authority in its review of the Carmarthenshire LDP allocate the land edged red on Plan A for residential development.

Yours sincerely


Jason D Evans
Director