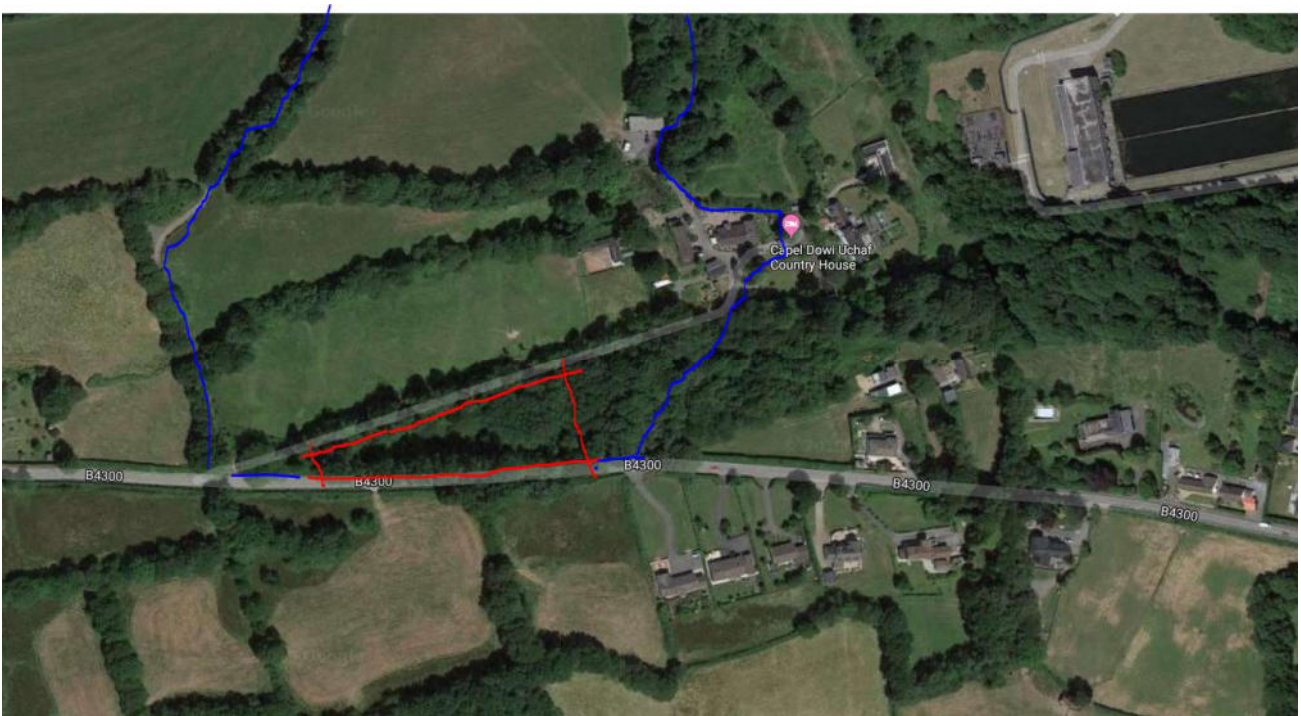


LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

FIELD NEXT TO
Capel Dewi Uchaf Farm, Capel Dewi,
Carmarthen, SA32 8AY

AS/017/006



Carmarthen, 11.04.2023

This statement is produced by "Nicole Jones - Architects", 6 Myrddin Crescent, Carmarthen SA31 1DX for my client Mrs F Bruns to look at the potential for the land marked in red to be designated as a residential development site in the forthcoming Local Development Plan by Carmarthenshire County Council.

1. Introduction

We would like to include a field next to Capel Dewi Uchaf Farm in the new Local Development Plan. This parcel of land has got a long planning history. It is located 200 m of the Capel Dewi village on its eastern side amongst a spread of more recent individual housing and is a site identified in the UDP – ref ALT/021/001/N.

2. Site Appraisal

This candidate site consists of an area of unused land which was covered with self-seeded saplings, which had been cleared a while ago. It lies on the north side of the B4300 from which it falls northward at gradients of 1 in 5 beyond a linear hedge like and some mature trees.

The land in question once belonged to the Farm known as Capel Dewi Uchaf. In later years the village became known by the farms name, being the oldest Farmhouse in the village and Grade II listed at the end of 20th century. Capel Dewi Uchaf is mentioned in many historical books written on Carmarthenshire.

A trackway to Capel Dewi Uchaf Farm the northern edge, given a site depth of 13m to the west and 40m to the east. The eastern boundary forms a roman road. The O.S. reference is 248200-248350, 220150-22020.

A well building exists at the western edge of the site, a heritage asset which will be retained and repaired by the applicant. It is reported to have served the local school in the last century.

It becomes apparent from the attached maps that there is a separation from the two settlements which constitute the village of Capel Dewi. The land in question for inclusion in the 2nd revision of the LDP 2018 - 2033 is shaded in orange sited, near to the centre of the village. There are two immediate residential properties to the West a few yards from the land in question and two immediate residents to the East of the proposed land marked in orange.

There are 30 residential homes in the post code SA32 8AY plus one commercial site, the land in question is in the middle of the span of the postal code. The two parts of the village would become connected. Giving the village the opportunity to apply for a foot path to be extended through the village so residents can walk their children and pets in safety to Bus Stops. The village is on cycle way 47. Horses traverse through the village regularly, there is a warning sign appertaining to horses. The village is in need of re defining to make it a safer place to live.

The land has been cleared and professionally surveyed and check for suitability for development being deemed positive for inclusion in the village. The proposed site does not lock away any accesses to land behind.

Architects drawings have been provisionally completed to show the type of development intended for two affordable houses with three bedrooms, sharing a new entrance off the road taking the vehicles to four garages and 4 parking places. The two houses are intended to appeal as village housing for young families. There is a school bus for the village children and a primary school in Nantgaredig. The village has many retired residents with a lively Community Association.

3. Access

There is no existing access to the site from the main road. A new access off the B4300. An access of the trackway to Capel Dewi Uchaf cannot be safely provided for 2 dwellings additionally, an ash tree would be in the way. The proposed access is deemed safe by the highway's dep, which had been contact in the pre-discussion stage.

4. Flooding

The site lies well above the water level and in good distance from the Towy. No evidence can be found on the flood maps issued by the Environmental Agency – Wales.

5. Pollution

The land is currently a greenfield site, with no use for agricultural or forestry. Nobody has used the site for more than since the 1930 or even longer. It has a spread of self-seeded saplings. Scrub have recently been cleared. No evidence can be found of any past development.

6. Main services

The applicant site has mains water, electricity and phone lines including broadband running along the southern boundary to the road. These can easily be accessed. The area is serviced by the local bin collection.

7. Proposal for sewage / waste water

A sewage Treatment Plant should be installed to the proposed site. This treatment works would be for the use of both properties which are two 3 Bed roomed Village style houses, accommodating a maximum of 12 people in total.

A Treatment Plant has minimal negative impact on the environment. It produces clean non-polluting effluent 95% clean which will have no real impact on the environment.

The clean discharge can go easily straight into a stream or a ditch to a water course, via a network of ditches to the River Towy.

There will be no need for an application for a Consent of Discharge as our proposal will fit into the rules for not requiring one.

A special permission for access to empty the tank annually of sludge would be given by the land owner at the back of the site.

There is a small need for electricity to run the plant, enough to run a 60watt light bulb - this will require a shared electricity supply along with a shared meter. There will need to be an agreement drawn up for a shared amount of maintenance on an annual basis, this is to safe guard the environment and the neighbouring property.

8. Historic Importance

See attachment

9. Planning history

See attachment

10. Landscape and ecology

There is no knowledge of any protected species on or surrounding the site. However, a full ecological survey would need to be necessary before any development could take place.

11. Possible constrains

No overhead power cables are running through the field

No underground or phone lines would cause a problem for a possible development.

12. Settlement - Boundaries

This candidate site lies just outside the settlement limits of Capel Dewi. In the LDP referred a Capel Dewi 1 & 2. as defined in the local UDP. This site forms part of the original boundary belonging to the grade II listed Capel Dewi Uchaf Farm. New residential developments can be found in close proximity, along the B4300 towards the East away from the center of the village. This settlement Capel Dewi 2 can be found on the same side of the road as our site as well as the opposite one. Some of these dwellings have only been erected in the last few years.

Capel Dewi is a village which has lost its local amenities. However various necessities are in close proximity.

- General hospital, in Carmarthen 4 miles
- Secondary school 5 miles and 8 miles
- Primary schools, about 2 miles
- Leisure centers, 2 miles
- GP surgeries, 2 miles
- Various pubs and restaurants are in close by
- Shops are between 2.3 miles to 5 miles

13. Transport links

The transport links to Carmarthen, Cross Hands and Llandeilo town are well established and developed.

- train station is in Carmarthen, 4.7miles
- 4 bus line service the village of Capel Dewi; Celtic Travel, Morris Travel, First Cymru and First South & West Wales
- Carmarthen town 4.7 miles
- Llandeilo town 17 miles
- Cross Hands 8 miles

- 3 miles to the A48
- M4 is reached in about 11 min
- cycle way 47 runs along the site

14. Conclusion

From the Carmarthenshire housing policy statement, it would appear that there is a need for around 15,000 houses in the LDP period. It also appears that there are currently only around 5,000 committed allocations.

A new development would bring both parts (Capel Dewi 1 & 2) of the village of Capel Dewi closer together.

The site is fairly large but it should not be overdeveloped and restricted to only 2 dwellings in similar size to the ones just down the road. This way the development will protect and can incorporate the existing vegetation into a new layout.

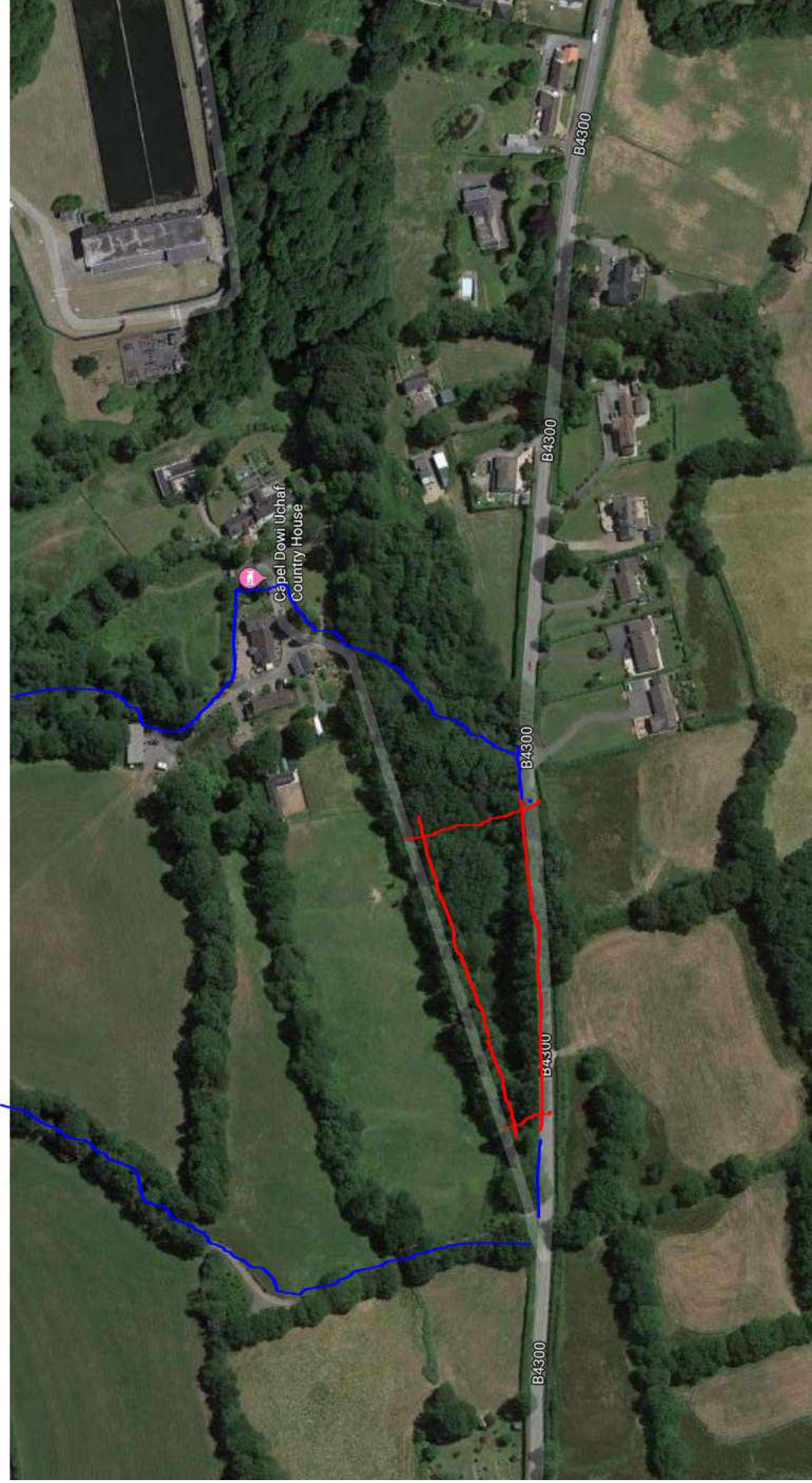
We cannot see any obvious adverse effect on the developments in close proximity.

The increase in traffic is minimal as the main road as well as the village can cope with new developments. It would have a positive effect on the local economy.

It should not be forgotten that Capel Dewi Uchaf is the oldest settlement in this area. It's long important history is dating back centuries. Even the name of the settlement has been given to the village. Numerous attempts to have part of the unused land included in the previous LDPs have all failed. However, sites, further to the EAST away from the proposed site have been included in the last LDPs.

Appendices

1. Site
2. Site photos
3. Historic impact
4. Planning history
5. Map of new build developments
6. Photos of recent build dwellings
7. Transport links – bus map
8. Flood map
9. Tree survey
10. Possible site layout
11. LDP & LDP 2



West - Towards the village centre – Capel Dewi 1

East - Capel Dewi 2

1.The site

2. site photos

Eastern direction



Eastern direction – position of the proposed access



Western direction



Potted History of
CAPEL DEWI UCHAF
2019

Capel Dewi Uchaf dates back to medieval times. A more recent history is recorded in several publications. (see references at end of text). Clearly the name of the farm denotes the naming of the village.

A record of ownership in the previous century: I bought Capel Dewi Uchaf Farm in 1986 from Mr and Mrs Lewis of Carmarthen, they shared with me the history as they had known it; they bought the farm in 1954 from a Commander Alexander who had purchased the farm in 1948 from Thomas Gwyn Jones. I believe there had been a compulsory purchase in 1939 from the farm of several acres for the building of The Water Works by The Glamorgan Water Board. Noted as Capel Dewi Water Works. There was also a sale of some grazing land to a neighbouring farm Ffynnon Dewi belonging to Thomas family in 1982: where there is a Holy Well. Hence the name of the village being named as Capel Dewi. Capel Dewi Uchaf Farm (formerly described as the Mansion House of Capel Dewi) is reputed to be visited by Pilgrims in medieval times on their way to St David's, a regular and famous pilgrimage of those times. One can still see on the land the remains of a 'Roman Road' built of stone with some remaining walls left (That part of the road was later 'lifted' to become part of the B4300!)

Historically there is a drovers road, to the western boundary, still visible and used today which used to lead to a wooden bridge crossing the Towy River, there have been one or two foot paths crossing the fields for the children from Nantgaredig to attend school in the village of Capel Dewi, this would have been in Victorian times when the school was built. There is a very small building which leans against a barn and is believed to be a Chapel of Ease as there are two gothic style windows in this building. There is a county map by Thomas Kitchen c1754 which is marked with Rees, Gent and appertains to Capel Dewi Uchaf Farm. It is noted that the Mansion existed before this map. The oldest coin found on the site is dated 1632.

As a point of fact the farmstead had not been lived in for over 30 years, the property was in a derelict state when I purchased it in 1986. In my ownership I have sympathetically renovated the Farmhouse, Cottage, Out Buildings and land for habitation. I ran my very successful B&B business for 20 years, attracting many awards and recognition throughout the world. Hosting Royal Princes, Diplomats, Lords and Ladies amongst delighted guests. I have been presented to His Royal Highness, Prince Charles for my Outstanding Contribution to Tourism in Carmarthenshire. In that time the farmhouse and the curtilage of the farmstead has been Grade 11 listed. In 2012 due to retirement I sold the farmhouse, cottage and 10 acres of land and moved across to the renovated stable block, known as The Stables. I continue to look after the well being of the property and 20+ acres. It should be noted that all of this commitment to the property has contributed to the much needed revenue put into the local economy over the years I have lived and worked in Carmarthenshire. I should also like to point out that we now have three rateable homesteads with one more to see it's full potential. The land proposed for inclusion

for development would also put into the market place two very well designed family properties for which there is great demand.

I loath to mention that there has been other land 'released' for development which is NOT in any LDP to the East of the so called village, further more these Easterly developments are further out of the so called 'Village of Capel Dewi' and amount to a total of approximately 12 homesteads, within a stones throw of my property, some of which are on the boundary of Capel Dewi Uchaf, having been built since the early 1980's. As you will see from the included time line list. I have been endeavouring to release the land in question since 1988 for development to no avail the land has not been used for around 60 years as it is not fit for agricultural use. There is a strong case to say that the boundaries of the village have NOT been properly defined.

Please note inclusion of plan of the above mentioned properties not included in the LDP.

I see no reason why this application should not be noted as overlooked in the previous UDP/LDP and processed as such.

The above is to the best of my knowledge written by the author Fredena M Burns, Capel Dewi Uchaf, October 2019

Publications in which Capel Dewi Uchaf Farm is noted:

Historic Carmarthenshire Homes and their Families
by Frances Jones, Published by Carmarthenshire Antiquarian Society in 1987

Capel Dewi & Neighbourhood, Its People and places in the Towy Valley
By G Harvey Thomas. published by The Carmarthenshire County Council 2000

Llanarthney Past & Present
by Tom & Delyth Jones, published by Carmarthenshire County Council 2002

ref: PLANNING potted history of Capel Dewi Uchaf

NOTES FROM FILE FOR PROPOSED PLANNING DEPARTMENT MEETING
08.2019

00.03.1988	Planning permission re land to B4300	Refused
10.04.1991	Planning permission re land to B4300 D4/21115/8 £184	
11.06.1991		Refused
20.08.1991	After visit to CCC office for meeting re refusal resubmitted	
29.08.1991	Letter asking for plans and certificates which were with original application	
18.09.1991	Resubmitted plans etc as others had been used D4/21805/008 Notification in local paper	
29.10.1991		Refused
13.12.1991	Wrote to independent consultant	
26.02.1991	Documents received: Noted Developments O.S. 4503 noted 3 bungalows O.S. 4817 noted 1 dwelling recently built with no objections	
04.09.2000	Application for inclusion in UDP	
13.09.2000	Receipt of application	
02.01.2002	Letter to Meryl Gravel re delays on planning for farm buildings	
11.08.2004	Not included in the UDP with do documents of explanation	
11.08.2004	Letter to Sue James expressing my dismay	
13.09.2004	Letter from National Assembly to Eifon Bowen asking for explanation as to why there was no inclusion to UDP	
24.09.2004	Receipt of letter	
28.09.2004	Reply to National Assembly from Jon Timothy is not relevant as there was no contact from planning explaining procedures etc	

NOTE see list of telephone calls

- 02.12.2004 Letter from Rhodri Glyn Thomas - House of Commons asking for list of questions for him to ask
- 04.01.2005 Ridiculous explanation of why land was not included from Jon Timothy
- 14.01.2005 My reply outlining my dismay
- 14.01.2005 Contacted Tim Giles (Chairman of the CTA) to help with meetings re planning issues
- 14.01.2005 Letter to David Gilbert - Head of Resources inviting him to view land - letter regarding lack of progress
- 14.01.2005 Letter to Mr Rhodri Glyn-Thomas outlining the problems I am having
- 18.01.2005 Letter to CLA requesting support.
- 19.01.2005 Letter from Mr D Gilbert non supportive but note b) comments
- 26.01.2005 Letter from R. Glyn-Thomas agreeing to a meeting - no interest from Planning
- 10.02.2010 Meeting with E Bowen: apparently missed 2005 UDP! him to send details to be included on consultation period for 2011 UDP
- 31.03.2011 Mr Bowen's reply consultation 13.04.11- no mention of my application not being included *
- 05.11.2011 D5606 acknowledgement of my application being received *
- 12.02.2012 Letter to Stuart Thomas (solicitor) asking for update regarding my UDP application
- 30.04.2012 Visit to CCC - advised that there is no need for me to do anything yet.
- NOTE* Copy of application put forward
- 05.02.2013 Delay on UDP due to flood plain concerns *
- 04.02.2014 LDP Examination Objections etc - not to be discussed at meeting in Llanelli - note that this LDP is dated from 2006 to 2021
- 00.12.2014 LDP accepted
- 18.12.2017 Revised LDP to be discussed

NOTE At some stage I printed off the internet a site plan of my land having been included in either the UDP/LDP along with other applications

ALT/021/001/N = CAPEL DEWI UCHAF

ALT/021/002/N = OTHER PROPERTIES ALREADY IN EXISTENCE

ALT/021/003/N = PROPOSED DEVELOPMENT

NOTE [REDACTED] *telephoned me personally apologising for delays and telling me that he had included my application in the UDP*

ref: UDP notes from file for meeting Aug 2019

file: FILE NOTES for Planning Application 1988 - 2019

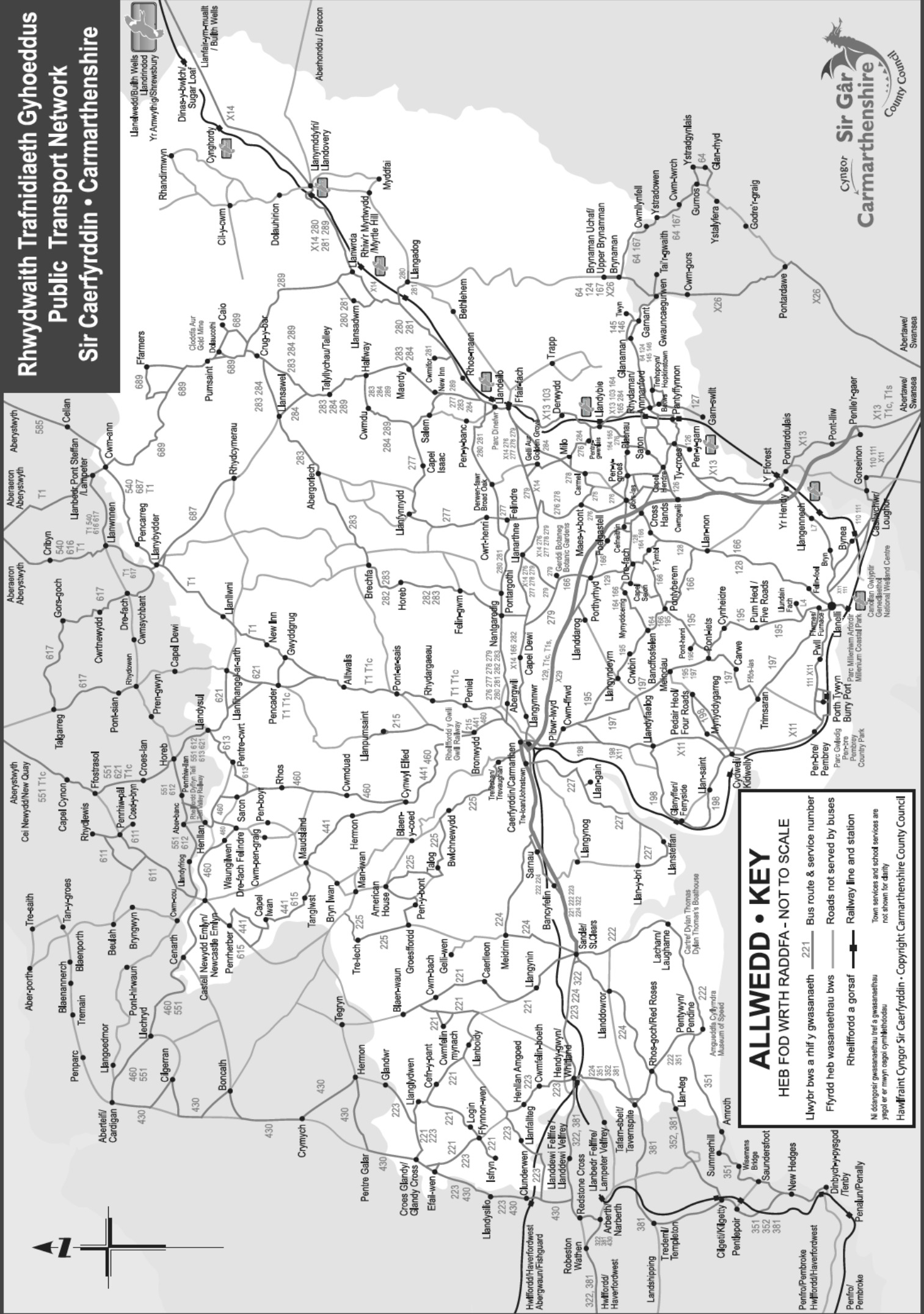
5. Map of houses build since 1985 – yellow



6. Newly build dwellings east of the village outside the LDP



Rhwydwaith Trafnidiaeth Gyhoeddus Public Transport Network Sir Caerfyrddin • Carmarthenshire



ALLWEDD • KEY

HEB FOD WRTH RADDFA - NOT TO SCALE

- Llwybr bus a rhif y gwasanaeth 221 Bus route & service number
- Ffyrdd heb wasanaethau bus Roads not served by buses
- Rheilffordd a gorsaf Railway line and station

Ni ddangosir gwasanaethau tref a gwasanaethau ysgol er mwyn osgoi cymhlethdod
Town services and school services are not shown for clarity

Hawffraint Cyngor Sir Caerfyrddin • Copyright Carmarthenshire County Council

Bus map for Capel Dewi

Click on the stop markers for details about the bus stop. Click on lines for details about the bus routes.



Connected Localities

Neighbouring Areas

Capel-Dewi Carmarthen
Llandilo-yr-ynys
White Mill
Felin-Wen
Nantgaredig
Capel Gwyn Carmarthen
Llanfihangel-Uwch-Gwilli
Nantycaws
Pant-teg Carmarthen
Cwmisfael

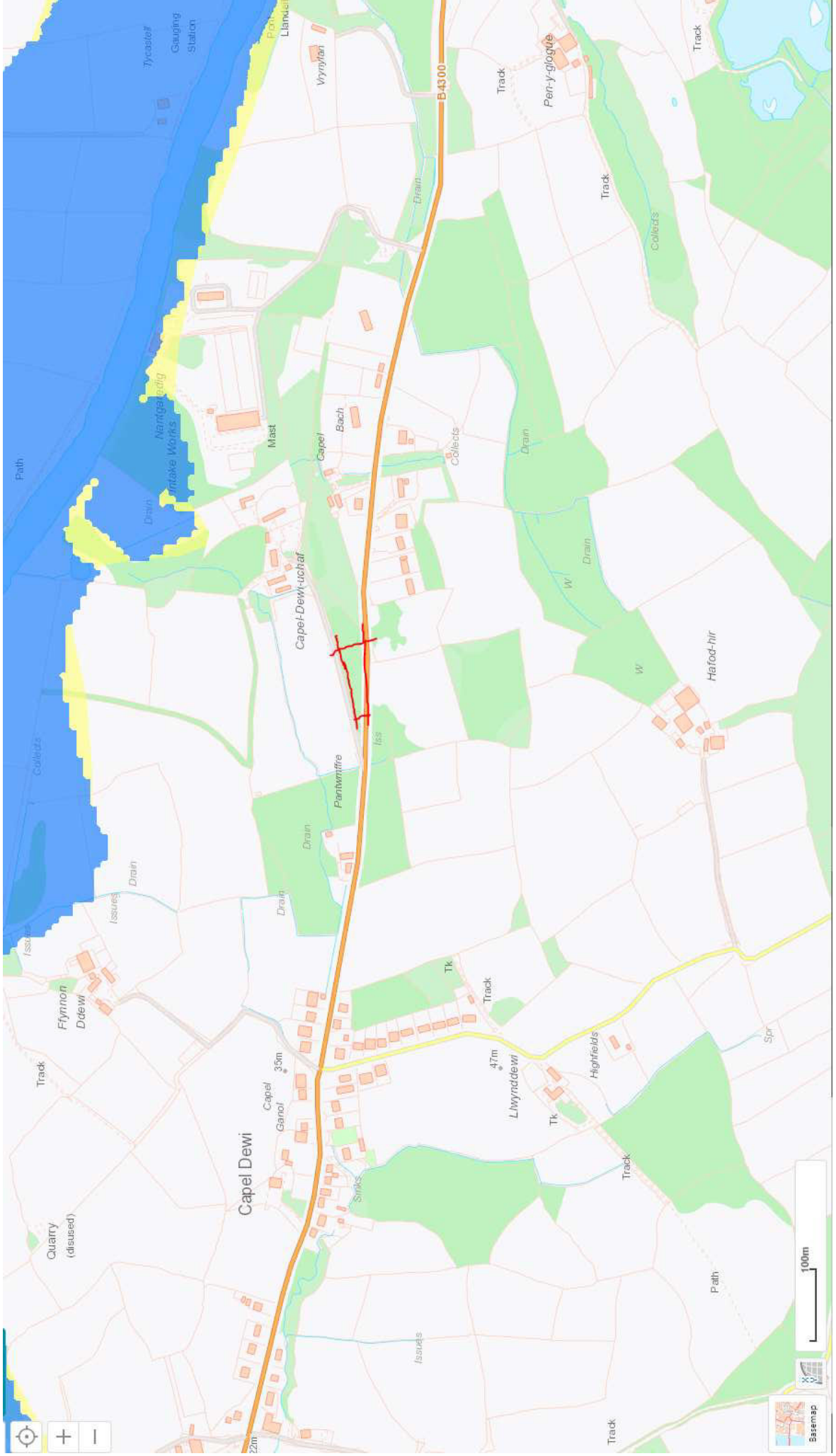
Bus Routes in Capel-Dewi

X14 - Builth Wells - Carmarthen via Llanwrtyd Wells
282 - Brechfa - Carmarthen

Bus Stops in Capel-Dewi

Capel Dewi Crossroads, after, B4300
Capel Dewi Crossroads, before, B4300
Capel Dewi Garage, opp, B4300
Capel Dewi Garage, o/s, B4300

5.Flood map





M.W. SURVEYS

Land and Engineering Surveyors
Electronic measurement and setting out.

Elm House, Templeton, Narberth, Pembrokeshire, SA67 8RY
Tel: (01634) 861241 Mob: 07811 321 440 mwsurveyors@btinternet.co.uk

CLIENT
FREDENA BURNS
THE STABLES,
CAPEL DEWI UCHAF,
CAPEL DEWI,
CARMARTHENSHIRE
SA32 8AY

SCALE
1:200
@A2 SIZE

NUMBER
950419/1
1320219
1480617

DATE
26/04/2019
07/02/2019
09/08/2017

DRAWN BY
SMW

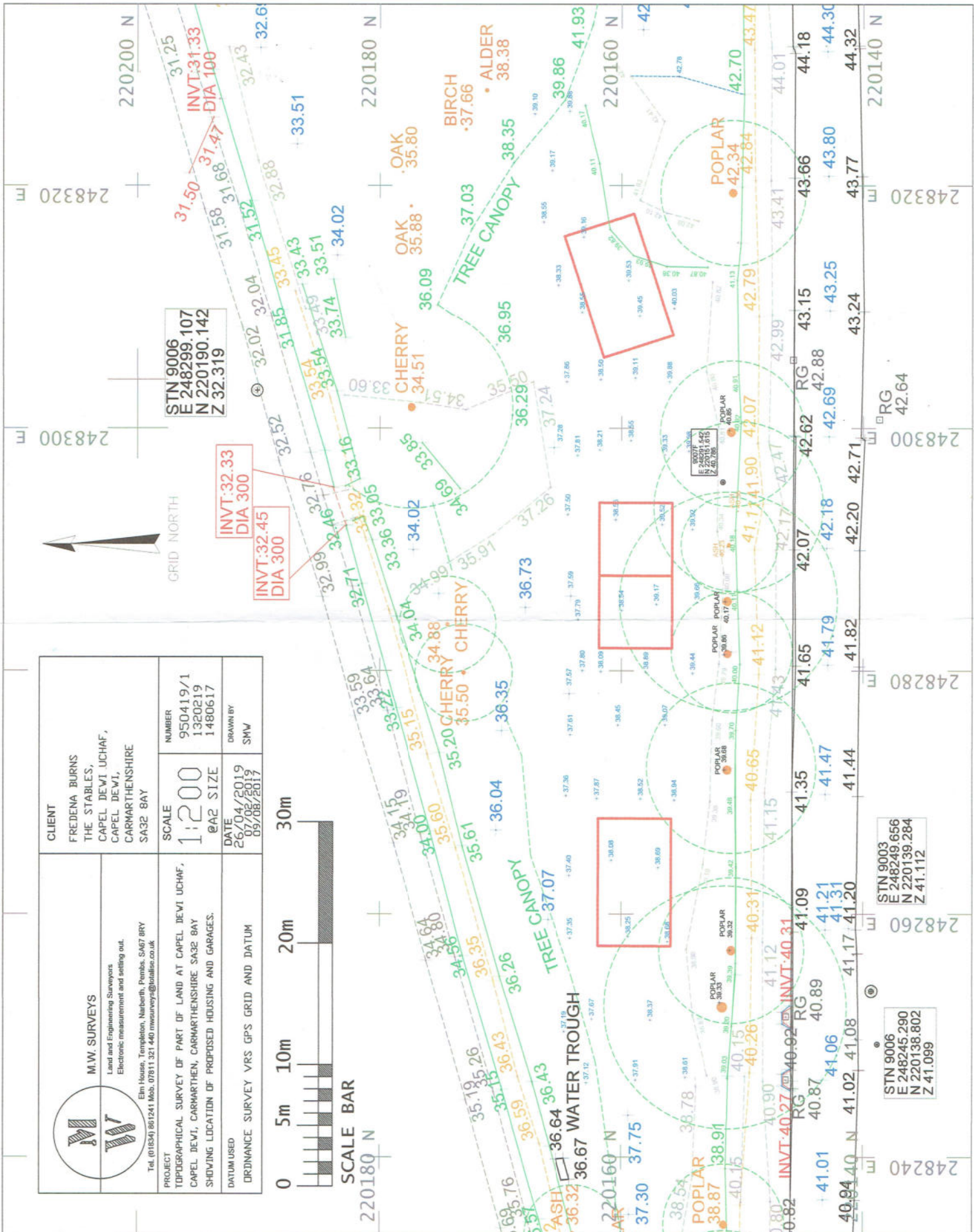
PROJECT
TOPOGRAPHICAL SURVEY OF PART OF LAND AT CAPEL DEWI UCHAF,
CAPEL DEWI, CARMARTHEN, CARMARTHENSHIRE SA32 8AY
SHOWING LOCATION OF PROPOSED HOUSING AND GARAGES.

DATUM USED
ORDNANCE SURVEY VRS GPS GRID AND DATUM



SCALE BAR

220180 N



STN 9006
E 248245.290
N 220138.802
Z 41.099

STN 9003
E 248249.656
N 220139.284
Z 41.112

WOOD 642
E 248251.615
N 220151.015
Z 42.286

STN 9006
E 248299.107
N 220190.142
Z 32.319

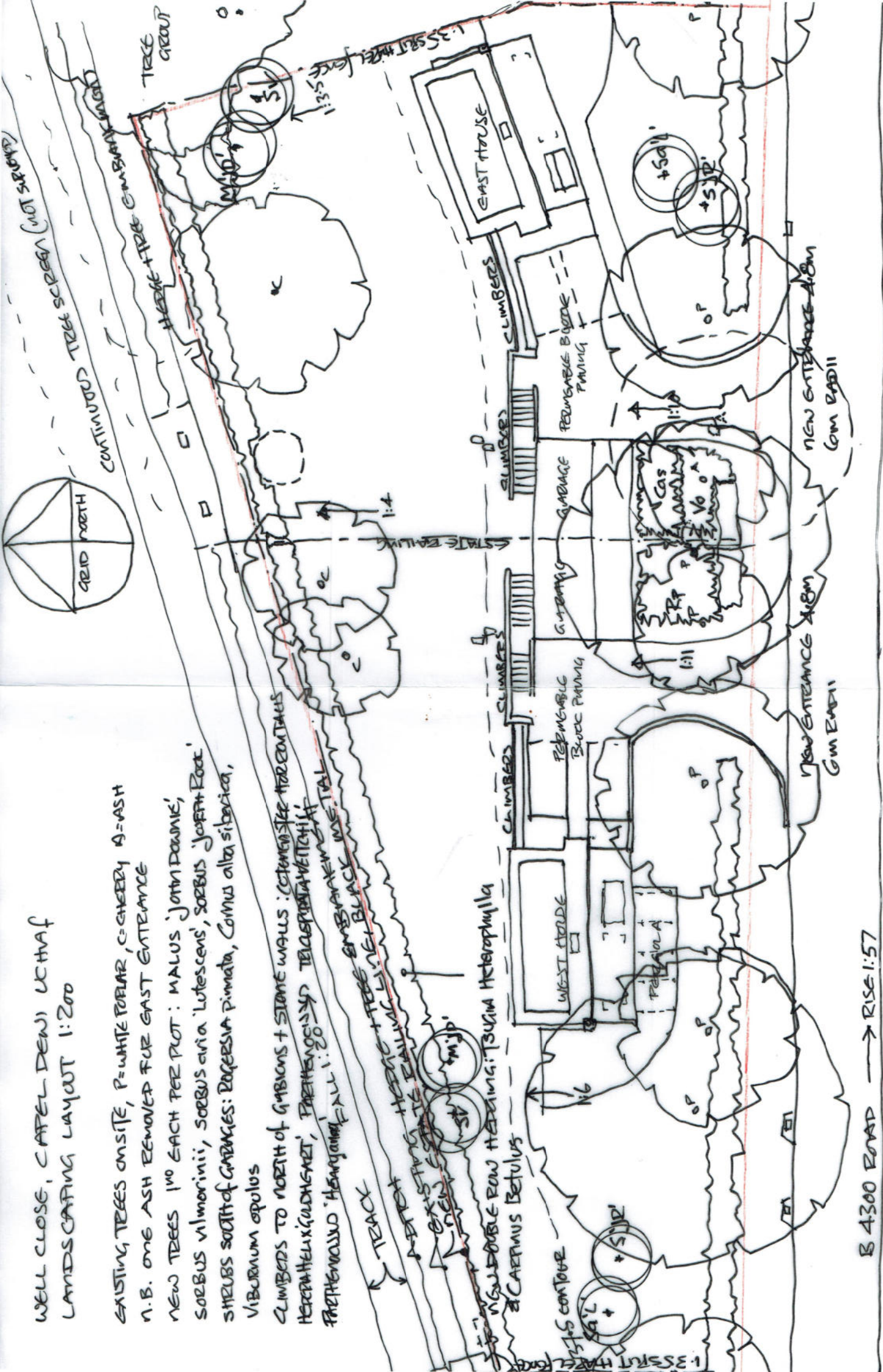
WELL CLOSE, CAPEL DENI UCHAF
LANDSCAPING LAYOUT 1:200

EXISTING TREES ON SITE, P=WHITE FORLAR, C=CHERRY A=ASH
N.B. ONE ASH REMOVED FOR EAST ENTRANCE
NEW TREES 1/20 EACH PER PLOT: MALUS 'JOHN DOWNIE',
SORBUS vilmorinii, SORBUS aria 'Lutescens', SORBUS 'JOHN ROSE',
SHRUBS SOUTH OF GARAGES: ROSESA pinnata, CORUS alba sibirica,
VIBURNUM opulus

CLIMBERS TO NORTH OF GABIONS + STONE WALLS: CLEMATIS 'FLORENTINA',
HEPATICARIA 'GOLDEN GEM', PASTINACA 'SUNSHINE',
PASTINACA 'HEAVENLY', ALL 1:20

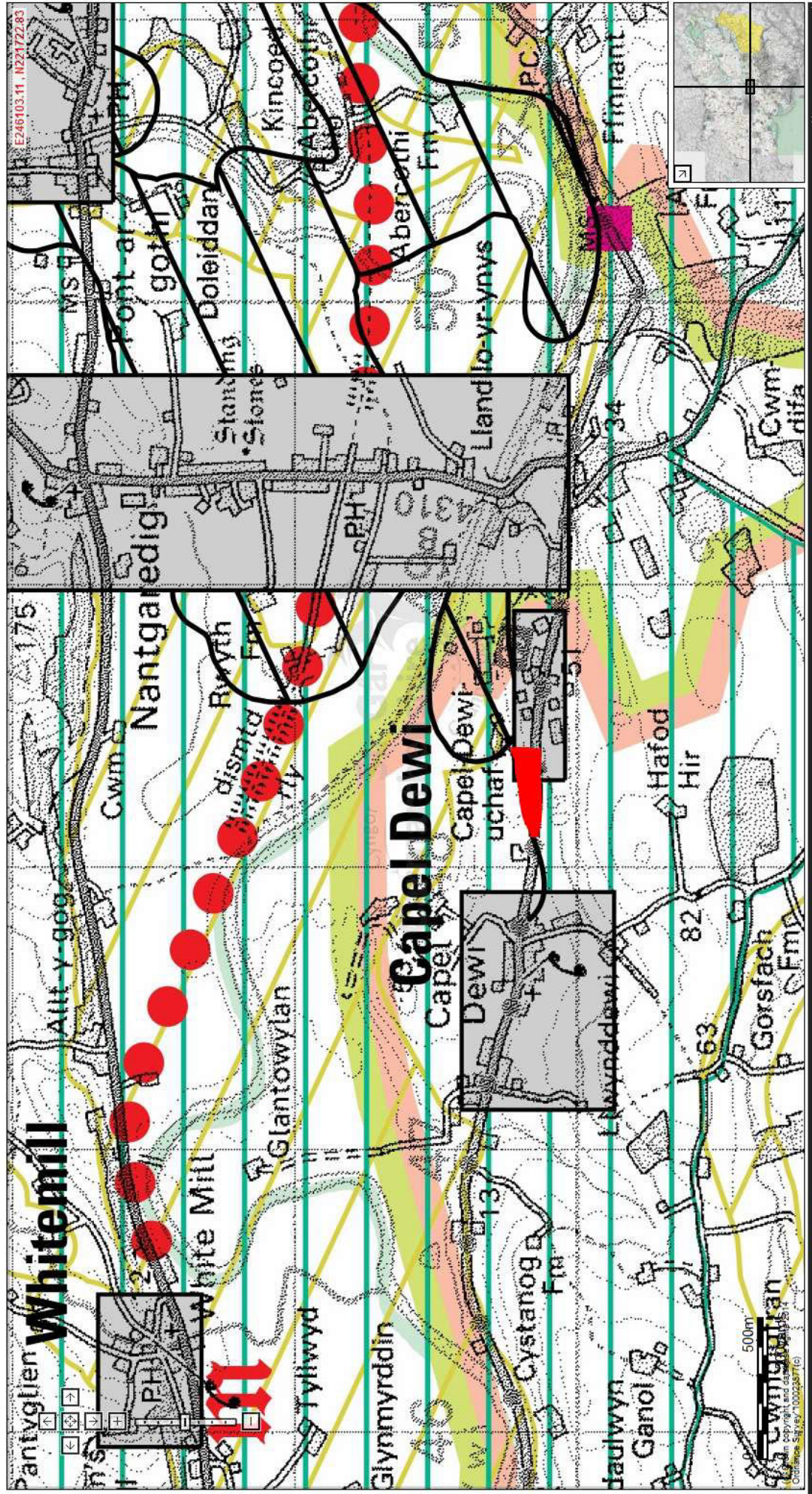
EXISTING TREES: MALUS 'JOHN DOWNIE',
SORBUS vilmorinii, SORBUS aria 'Lutescens', SORBUS 'JOHN ROSE',
SHRUBS SOUTH OF GARAGES: ROSESA pinnata, CORUS alba sibirica,
VIBURNUM opulus

NEW DOUBLE ROW TREES: TSUGA heterophylla
& CARPINUS Betulus

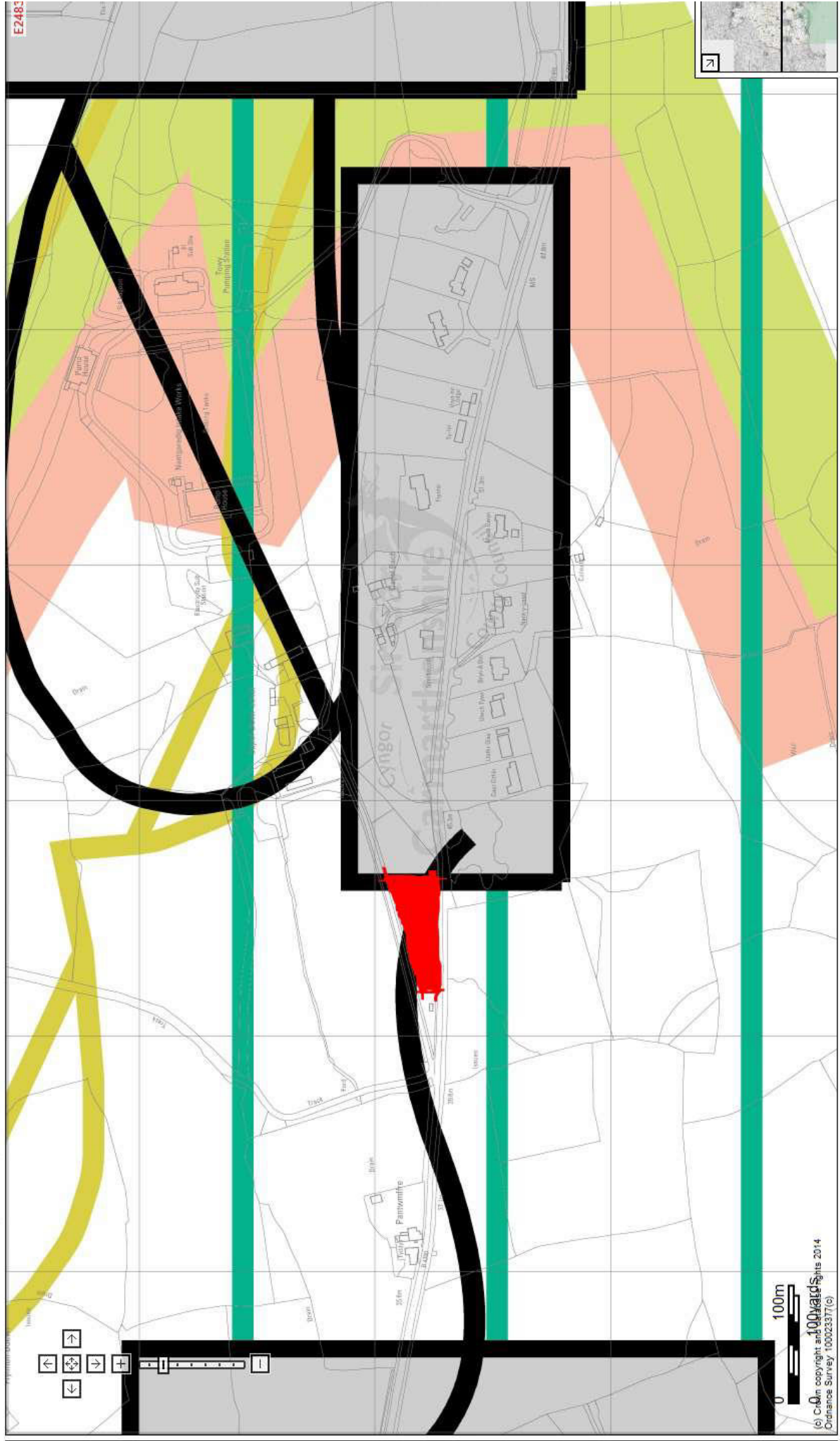


B 4300 ROAD → RISE 1:57

9. LDP & LDP 2



9. LDP & LDP 2



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Ordnance Survey 100023377(C)