

# Candidate Site Submission Document

Carmarthenshire LDP - Revised 2018 - 2033

For Residential Development at:

Land off Trevaughan Road  
Carmarthen  
Carmarthenshire

July 2018

Revision	Date	Author
0	18/07/18	ARJ

# Contents

## **Chapter 1 Introduction & Background**

- 1.1 Background
- 1.2 Introduction

## **Chapter 2 Site Description**

- 2.1 Location of the Candidate Site
- 2.2 Description of the Site

## **Chapter 3 Planning Policy Context**

- 3.1 Wales Spatial Plan
- 3.2 Well-Being of Future Generations (Wales) Act 2015
- 3.3 Planning Policy Wales
- 3.4 Land designation within the current LDP

## **Chapter 4 Site Appraisal & Viability**

- 4.1 Availability
- 4.2 Accessibility
- 4.3 Capacity of Infrastructure
- 4.4 Impact on the Community / Welsh Language
- 4.5 Physical and Environmental Constraints
- 4.6 Compatibility with neighbouring land uses
- 4.7 Potential to reduce carbon emissions

## **Chapter 5 Conclusion**

- 5.1 Conclusion and Summary

## **Appendix**

### **A Drawings**

- Existing Location Plan Drg no - 1000/001
- Existing Site Plan Drg No - 1000/002
- Proposed indicative Site layout 'A' Drg No - 1000/003
- Proposed indicative Site layout 'B' Drg No - 1000/004
- Indicative Highways / Junction Layout Drg No - 1000/005
- Indicative Drainage Strategy Drawing Drg No - 1000/006

### **B Pre planning letter from Welsh Water (19th April 2018)**

### **C Utility Information from Service Providers**

- BT
- Gas
- Western Power
- Welsh Water
- Street Lighting

### **D Preliminary Ecology Report (May 2018)**

### **E Flood map (NRW)**

### **F Miscellaneous Information**

- Public Footpath Map
- Bus Stop
- Historical Map 1935 - 1936
- Active Travel - Integrated Network Map

# 1.0 - Introduction & Background

## 1.1 - Background

As part of the LDP process, Carmarthenshire County Council (the Authority) has undertaken a Plan Review Report which has identified a requirement to undertake a full revision of its Development Plan. The issues considered within the revision appraisal are of sufficient significance to support the preparation of the revised Development Plan.

The current adopted Carmarthenshire LDP will remain the statutory development plan until it is replaced by a revised version of the LDP. The revised LDP will cover a Plan period from 1st April 2018 through to 31st March 2033. Once adopted, decisions on planning permissions will be primarily based on its content. It will also form the basis for guiding future investment programmes including those of partner organisations and infrastructure providers. It will provide a measure of certainty about what kind of development will, and will not be permitted during the plan period. It determines the level of provision and location of new housing and employment opportunities, and sets the framework for considering all proposals that relate to the development and use of land and buildings during the plan period.

As part of the preparation of the Revised Carmarthenshire Local Development Plan, the authority are inviting landowners, developers, stakeholder, members of the public and interested parties to propose site for inclusion within the LDP. The invitation for Candidate Sites is an important opportunity to put land forward for inclusion within the Plan.

## 1.2 - Introduction

This Candidate Site submission document including associated appendices (which comprises a set of drawings), has been prepared in order to accompany the application form in respect of land off Trevaughan Road, Carmarthen. It is submitted by the land owner - Mr Aled Jones

This Candidate Site Submission document will demonstrate and evidence that the site is viable to be developed for residential purposes. It will establish that a development of this kind will be sympathetic to its surroundings in terms of scale and form, while addressing the opportunities and constraints of the site. It is intended that this Candidate Site Submission document will aid the Authority to process and assess the Candidate Site efficiently in order for it to be considered for inclusion within the revised Carmarthenshire Local Development Plan (LDP) from 1st April 2018 through to 31st March 2033.

In terms of the content of this Supporting Statement, Chapter 2 provides a brief description of the site; Chapter 3 discusses the overall planning policy context; Chapter 4 assesses the site in the context of criteria identified in Planning Policy Wales and Chapter 5 provides a conclusions.

## 2.0 - Site Description

### 2.1 - Location of the Candidate Site

The parcel of land outlined in red on the attached sketch location plan below has been put forward by the land owner (Freehold), as a candidate site for inclusion as residential development within the revised Carmarthenshire Local Development Plan (LDP) from 1st April 2018 through to 31st March 2033. Please refer to Drawing No. 1000/001 contained within Appendix A

The candidate site is located at:-

Land off Trevaughan Road,  
Carmarthen,  
Carmarthenshire

The National Grid Reference of the approximate centre point of the proposed candidate site is Easting 240160, Northing 220906.

### 2.2 - Description of the Site

The candidate site consists of approximately 4.09 acres of pasture / farmland land, off Trevaughan Road just on the outskirts of Carmarthen. The candidate site is situated right on the edge of the current development limits to the northern side of Carmarthen Town. Further beyond the site, heading north, lies the village of Trevaughan.

The land is largely characterised by a large green expanse with a generally level topography. The site slopes gently down from Trevaughan Road to its western boundary. The land is generally devoid of landscaping apart from trees and hedgerow to some of the boundaries of the site.

Trevaughan Road runs directly parallel along the applications site eastern boundary. Directly opposite the application site to the east, on the other side of Trevaughan Road lies a fairly recent housing development 'Derwen Fechan' which was built approximately in 2001. To the south of the application land lies an electric sub station, which beyond that lies the Fire Station and Mid and West Wales Fire Service Headquarters.

To the west of the application site, directly beyond the sparse hedgerow lies a public footpath/right of way which runs in parallel along the western boundary of the application site. Beyond this right of way this lies further pasture land. Towards the north west of the 'development' site lies a small stream, which runs parallel for a short distance along the sites north western perimeter, before the stream changes direction and heads in a western direction along the adjoining farmland.

The entirety of the application site comprises two parcels of land - the main 'development ' which comprises of pasture land/ farmland and is approximately 3.9 acres. The other parcel lies to the north which is currently separated by hedgerow and barb wire fencing to define the boundary. This undeveloped small area is only 0.19 acres and currently sites an prefabricated shed used for agricultural purposes. The parcel associated with this part of the site contains the remnants of an old stabling structure with stonework evident lying around at ground level. As can be seen further along in the statement report - Chapter 4.5 - Flooding, parts this small parcel lie within Flood Zone C. It is not the intention to develop on this small parcel of land and has only been included within the 'red line' to possibly aid in the open space provision and/ or gain further access point for surface water disposal into the stream which runs parallel to this parcel of land.

In respect of previous planning applications, there is no relevant planning history at the site.

## 3.0 - Planning Policy Context

The policy basis for this submission derives from the content and scope of national planning guidance. It is submitted that the residential land use proposed would be in accordance with national advice and guidance, its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

### 3.1 - Wales Spatial Plan

'People, Places, Futures, the Wales Spatial' (updated in 2008) provides an overall strategic framework for the future spatial development of Wales. The primary aim of the plan is to promote sustainable development which is to be delivered through its area strategies. In this case the importance of Carmarthen is reinforced in the Wales Spatial Plan which recognises its role across the three Spatial Plan areas of Swansea Bay, Pembrokeshire - The Haven and Central Wales.

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

The Well-Being of Future Generations Act requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.

To make sure we are all working towards the same purpose, the Act puts in place seven well-being goals. The Act makes it clear the listed public bodies must work to achieve all of the goals, not just one or two.

The seven well-being goals include:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and Welsh Language
- A globally responsible Wales

### 3.3 - Planning Policy Wales

3.3.1. Planning Policy Wales (PPW) – Edition 9 (November 2016) is the principal document of the Welsh Government which sets out the context for sustainable land use planning policy, within which Local Planning Authorities' (LPAs) statutory Development Plans are prepared and development control decisions on individual planning applications and appeals are made. PPW identifies (Paragraph 1.2.2) the overall basis on which the planning system is to operate:

"The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs. It must do this in a way that pays regard to:-

- *overall sustainability principles, outcomes and objectives, paying particular attention to climate change as a key sustainability concern;*
- *the Wales Spatial Plan;*
- *detailed policies on the different topic areas set out in this (PPW) document"*

3.3.2 Chapter 4 of PPW relates to sustainability which emphasises that the planning system should provide for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated (Para 4.2.2). This chapter highlights that planning policies, decisions and proposals should promote resource efficient settlement patterns by minimising land take and urban sprawl, and ensure that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods (Para 4.4.3).

3.3.3 Paragraph 4.1.2 refers to The Well-being of Future Generations (Wales) Act 2015 which places a duty on public bodies (including Welsh Ministers) to carry out sustainable development. In carrying out this duty, actions which public bodies must take include:

- *setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals; and*
- *taking all reasonable steps (in exercising its functions) to meet those objectives.*

3.3.4 The Act puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales. These include the need for cohesive communities which are attractive, viable, safe and well-connected. “Sustainable development” in Wales is defined as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

3.3.5 In addition, this chapter highlights that sustainable development should be achieved through the design which is described as (Para 4.11.1):

*“the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.”*

3.3.6 Chapter 9 of PPW provides the framework for national housing planning policy, which states (Para 9.1.1) that the Welsh Government’s approach, set out in the National Housing Strategy, is to:-

- *provide more housing of the right type and offer more choice;*
- *improve homes and communities, including the energy efficiency of new and existing homes; and*
- *improve housing-related services and support, particularly for vulnerable people and people from minority groups.*

The Welsh Government will seek to ensure that:

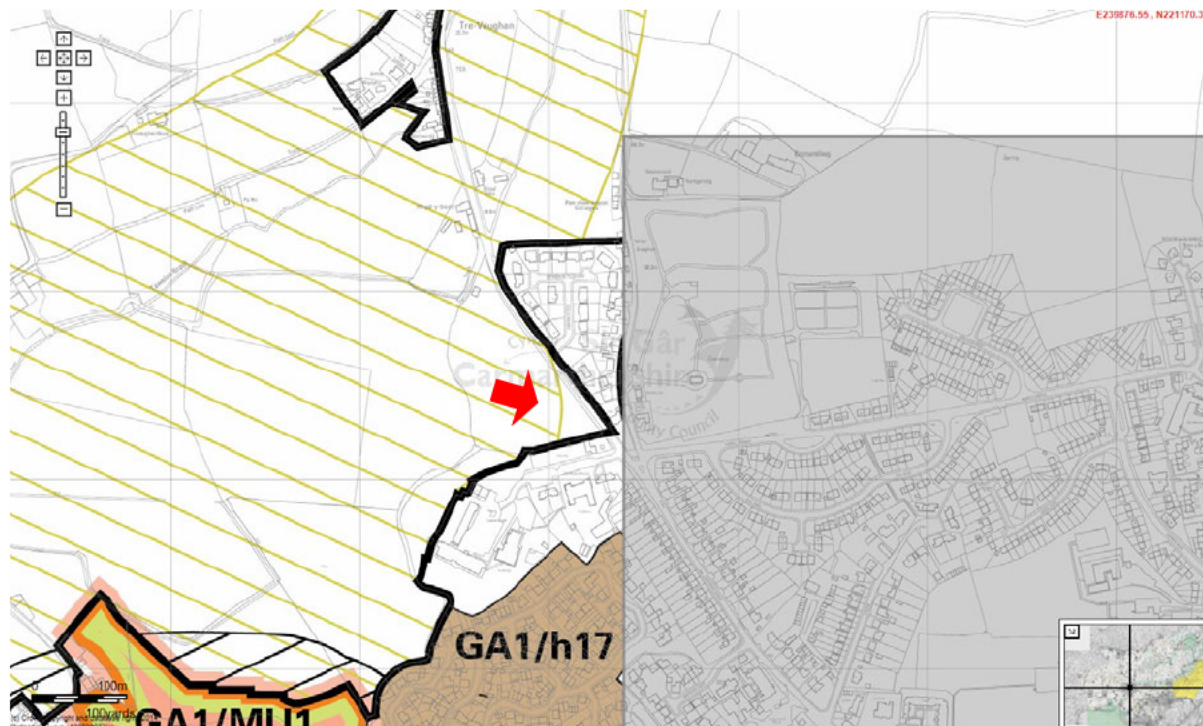
- *- previously developed land is used in preference to greenfield sites;*
- *- new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that*
- *- The overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.”*

3.3.7 In paragraph 9.2.9 it is stated that local planning authorities should consider the following criteria in deciding which sites to allocate for housing in their development plans:-

- *The availability of previously developed sites and empty or under used buildings and their suitability for housing use;*
- *The location of potential development sites and accessibility to jobs, shops and services to modes other than the car, and the potential for improving such sustainability;*
- *The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;*
- *The scope to build sustainable communities and support new physical and social infrastructure, including consideration of the effect on the Welsh Language and to provide sufficient demand to sustain appropriate local services and facilities;*
- *Physical and environmental constraint on development of land, including for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes; and*
- *Compatibility with neighbouring established land uses which might be adversely affected by encroaching residential development.*
- *The potential to reduce carbon emissions through co-location with other uses.*

### 3.4 - Carmarthenshire Local Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for this site is provided by Carmarthenshire Local Development Plan (LDP) which was adopted by the County Council in December 2014.



#### 3.4.1 - Land designation within current LDP

The site currently lies in a Sand and Gravel Minerals Safeguarding Zone (yellow diagonal hatched area on the LDP Extract - as can be seen above), where the intention is to avoid the sterilisation of reserves. However if reserves were proved to be viable any future extraction would need to be at least 250 metres from existing housing. As such the triangular nature of the site, bounded by existing housing (Derwen Fechan Housing Development) on one side and with emergency services, fire station etc on the other, this would restrict works. Therefore the current designation within the LDP should not present a major constraint given that the site represents a logical extension to the settlement pattern.

#### 3.4.2 - Adjacency of the Candidate site to the Development Limits

The candidate site is right on the outskirts of the current development plan, and the site represents a logical extension to the settlement pattern, in a sustainable location, adjacent to a key settlement in a marketable location (this includes the Charles Church development north of College Road which has now been built out).

Again with the Development of Derwen Fechan directly opposite on the other side of Trevaughan Road, the candidate site represents a logical extension to the settlement pattern



### **3.4.3 - Recent Planning History within the locality**

The following planning applications relating to the proximity of the site which are considered most relevant to this application:

W/16994 Construction of 153 Dwellings and associated works - Phase 3, Land off College Road Carmarthen

TM/00981 Development of Derwen Fechan Housing site

TM/00021 Development of Derwen Fechan Housing site

These show that there is a clear requirement for this type of residential development within this region.

### **3.4.4 - Proposed classification of the Candidate site**

The parcel of land is being put forward as a candidate site to be considered for inclusion as residential development within the revised Carmarthenshire Local Development Plan (LDP).

Drawing no 1000/003 and 1000/004 provide possible options of what can be achieved on the site. Indicative Site layout 'A' represents a development similar in scale and density to the Derwen Fechan site opposite. Indicate Site layout 'B' represents a development similar in scale and density to a National Housing Developer ie land off College Road.

It is proposed that the scheme will provide a mixture of 2,3,4 and 5 bedroom development, and as can be seen on indicative drawing no 1000/003 and 1000/004 that the allocation for affordable housing and open spaces can be accommodated 'on site'. It is considered that the architectural approach will be a quality design solution, enhancing the local community, in line with the aspirations of local development plan policies. It is proposed that the development will be sympathetic to its surroundings in terms of scale and form, while addressing the opportunities and constraints of the site. Should the site be identified for inclusion within the revised LDP, the scheme will be taken forward in consultation with the Local Planning Department.

The Carmarthenshire Local Development Plan Review will be required to make provision for future housing needs with an extended Plan Period to 2033, including those of individual settlements in accommodating necessary levels of growth to maintain communities and facilities.

The following section will seek to establish that national planning guidance is supportive of a form of residential development taking place on the site. In these circumstances, therefore, it is submitted that these aspects should be taken into account when assessing the merits of the site as a housing land allocation through the LDP Review site selection process.

## 4.0 - Site Appraisal & Viability

This section examines how the submission site meets the requirements of Planning Policy Wales in terms of compatibility with the site selection process for identifying housing land allocations in Development Plans.

Comparison with Site Selection Criteria in Planning Policy Wales

PPW paragraph 9.2.9 stated that local planning authorities should consider the following criteria in deciding which sites to allocate for housing in their development plans:-	Headings below to assess the characteristics / viability of the site against the criteria set out opposite
The availability of previously developed sites and empty or under used buildings and their suitability for housing use;	Availability (4.1)
The location of potential development sites and accessibility to jobs, shops and services to modes other than the car, and the potential for improving such sustainability;	Accessibility (4.2)
The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;	Capacity of Infrastructure (4.3)
The scope to build sustainable communities and support new physical and social infrastructure, including consideration of the effect on the Welsh Language and to provide sufficient demand to sustain appropriate local services and facilities;	Impact on the Community / Welsh Language (4.4)
Physical and environmental constraint on development of land, including for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes;	Physical & Environmental Constraints (4.5)
Compatibility with neighbouring established land uses which might be adversely affected by encroaching residential development.	Compatibility with neighbouring land uses (4.6)
The potential to reduce carbon emissions through co-location with other uses.	Potential to reduce carbon emissions (4.7)

In accordance with the sentiments of Planning Policy Wales the site is considered wholly acceptable for development from a site selection perspective. We consider below the characteristics of the site when assessed against the above established criteria

## **4.1 - Availability**

The site is Greenfield land but is well-related to the adjacent existing settlement. The candidate site is right on the outskirts of the current development plan, and the site represents a logical extension to the settlement pattern, in a sustainable location, adjacent to a key settlement in a marketable location (this includes the Charles Church development north of College Road which has now been built out).

Again with the Development of Derwen Fechan directly opposite on the other side of Trevaughan Road, the candidate site represents a logical extension to the settlement pattern

The candidate site is solely owned (freehold) by the applicant Mr Aled Jones, with there being no impediment to bring forward this parcel of land for residential development. As can be seen further on in the report there are no third party approval required over any other land for access to the watercourse, main road and any existing utility infrastructure. The site was previously in no beneficial use

## **4.2 - Accessibility**

### **4.2.1 - Access**

Trevaughan Road runs directly parallel along the applications site eastern boundary. There is a 30mph speed limit along Trevaughan Road. Vehicular access to the site is to be provided with a new junction along the site's eastern boundary off Trevaughan Road. This will provide good transport links to the Town, the A40 and beyond. The new access road will comprise a 5.5m wide carriageway along its entire length with 1.8m footways on both sides.

### **4.2.2 - Public Transport**

The nearest bus stop is on the main road along Trevaughan Road directly opposite the candidate site. There is also a bus stop in Trevaughan, some 200m from candidate site which is served by the no. 206 / 225 to Tanerdy and Town respectively. Refer to appendix F for map showing location of Bus stops

### **4.2.3 - Walking**

Pavement provision along Trevaughan Road is provided on the side of the candidate site all the way to Trevaughan in a northerly direction, and to Lime Gove Avenue / Carmarthen Town in a southerly direction. There is some pavement provision on the opposite side of Trevaughan Road, where the entrance of Derwen Fechan is situated.

Trevaughan Road is lit and is subject to a 30mph speed limit in the vicinity of the proposed development site. It is proposed that the new access road is also lit, with pedestrian access obtained via 1.8m wide footways on both sides of this new road. The footways will be lit and will provide safe passage for pedestrians onto Trevaughan Road and thereafter towards the wider areas of the community.

The Active Travel (Wales) Act 2013 places a statutory requirement on local authorities to identify and continuously improve routes for walkers and cyclists and to prepare maps that identifying current and potential future routes. Refer to appendix F which contains the Integrated Network Map (INM) which sets out Carmarthenshire Council's 15-year vision to improve cycling and walking routes across the county. As can be seen on the Integrated Network Map there is a proposal to improve the networking walking route right up Lime Grove, which is in close proximity to the candidate site.

There are no public rights of way within the site boundary. However there is a public rights of way directly beyond the sites western boundary. There may be potential to enhance this Green Infrastructure link by providing a direct route from the site onto the public footpath possibly via an 'open space' garden facility. Refer to appendix F for map showing location of Public Footpath.

#### **4.2.4 - Cycling**

It's clear from the layout plan Drg No 1000/003 & 1000/004 that each proposed dwelling is provided with ample private amenity space which can accommodate either garages or garden sheds which will provide space for secure storage of bicycles, thus promoting a sustainable means of transport for the prospective residents. As can be seen in appendix F which contains the Integrated Network Map (INM) there is a proposal to provide walking networking route right up Lime Grove which is in close proximity to the candidate site, this will improve the links for active travel and provide links to the cycle network within the community. It is the authorities long term ambition to become the cycling hub of Wales.

### **4.3 - Capacity of Infrastructure**

#### **4.3.1 - Highways**

Trevaughan Road runs directly parallel along the applications site eastern boundary. There is a speed limit of 30mph which runs along Trevaughan Road. There is existing traffic calming provided in the village of Trevaughan to the north some 150m away from the candidate site. To the south along Lime Grove Avenue there is existing traffic calming some 500m away from the candidate site.

Vehicular access to the site is to be provided with a new junction along the site's eastern boundary off Trevaughan Road. Refer to drawing No 1000/05 which shows an indicative highways / junction layout. Internally, the new access road will serve the dwellings located within the site. The new road will comprise a 5.5m wide carriageway along its entire length with 1.8m footways on both sides.

It is proposed that the internal layout of the development site and the junction will be designed to current standards. The design of the internal road layout will ensure safe and convenient movement across the site and that is accessible to all members of the community.

It can be seen from the Drg No 1000/005 - Indicative Highways / Junction Layout, that the required visibility splays are accommodated within land owned by the applicant/highway authority.

Car parking provision is proposed to be made in accordance with the Carmarthenshire Parking Standards.

In terms of highways and accessibility it is considered that the site is deliverable for residential development

### 4.3.2 - Drainage

The purpose of this section is to describe the existing site and associated drainage infrastructure and to identify at this early stage a sustainable solution for the proposed foul and surface water drainage to serve the new development.

The Drainage Strategy outlined below is purely for information only and outlines at this early stage, initial proposals to ensure that the foul and surface water drainage design and management is carried out in accordance with current best practice and statutory guidelines and inform the detail drainage design stage.

#### 4.3.2a - Site Conditions and Topography

The land is largely characterised by a large green expanse with a generally level topography. The site slopes gently down from Trevaughan Road to its western boundary.

#### 4.3.2b - Foul Water Drainage

Dwr Cymru Welsh Water (DCWW) sewer record plan indicates the presence of an existing 150 mm diameter combined sewer network running through the site. This pipe then leads goes through the fields beyond the site to a treatment plant. All foul water only drainage flows will be collected from the new Housing Development via a new gravity sealed pipe system and connected into the existing public combined water sewer network which crosses the candidate site. Topography is also favourable to allow for natural gravity discharge. DCWW have confirmed, by means of written pre-planning enquiry response referenced PPA0002936, dated 19th April 2018, that there is sufficient capacity within the Public Sewage Network and Treatment Works to accept the foul water only flows from the proposed development. The DCWW pre-planning enquiry response and record plans are included in Appendix B.

As can be seen in Drg No 1000/006 the existing drainage apparatus can be accommodated within the proposed site layout without the need to / or minimise the need to realign the pipes.

As has been demonstrated, the discharge of foul water from a residential development on this candidate site is deliverable.

#### 4.3.2c - Surface Water Drainage

Considering the Welsh Government (WG), Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems. Where surface water runoff destination is considered in five priority levels:

Priority Level	Flow Destination
1	Surface water run-off is collected for use
2	Surface water runoff is infiltrated to ground
3	Surface water runoff is discharged to a surface water body
4	Surface water runoff is discharged to a surface water sewer, highway drainage, or another drainage system
5	Surface water runoff is discharged to a combined sewer

Following investigations and in response to each of the Priority Levels:

1. Surface water management including SUDs will be considered at the detailed design stage depending on viability and ground conditions .
2. No ground investigation work has been carried out to date. Therefore Infiltration/use of soakaways cannot be ruled in or out at this stage as a suitable means of surface water disposal To be considered at the detailed design stage depending on viability and ground conditions .
3. Without the evidence at this stage of any ground infiltration investigation, this priority level option provides a viable scenario for disposing surface water from the site. Towards the north west of the 'development' site lies a small stream, which runs parallel for a short distance along the sites north western perimeter, before the stream changes direction and heads in a western direction along the adjoining farmland. It is envisaged that surface water be discharged into this river with the rates of discharge controlled via the installation of an attenuation tank. Also as can be seen from the DCWW plans, there is an existing surface water drainage pipe running along the whole length of the candidates site eastern boundary. It is presumed that this pipe takes surface water from other developments in the surround area and already discharges it into this stream.
4. Not considered (at this early stage) due to the possible viability of discharging the surface water destination at Priority Level 3 (as a minimum - prior to infiltration test being carried out).
5. Not considered (at this early stage) due to the possible viability of discharging the surface water destination at Priority Level 3 (as a minimum - prior to infiltration test being carried out). However it is noted the candidate site is traversed by an existing combined drainage pipe conveying flows from east of to west as indicated on the DCWW plan included in the Appendices.

In terms of surface water disposal, SUDs and infiltration will be considered, though these option will depending on ground investigations and percolation testing. However Priority Level 3 (discharge to a surface water body) via attenuation at the very least is deliverable. With there being a stream adjoining the north of the site, there is no third party approval for access to the watercourse. Topography is also favourable to allow for natural gravity feed.

#### 4.3.2d - Indicative Drainage Strategy and Summary

The site will be served by a separate foul and surface water drainage system discharging as follows based on existing drainage and priority levels above, Refer to Drawing No 1000/006 - Indicative Drainage Strategy Drawing

### **4.3.3 - Utilities**

Existing Utilities are present along Trevaughan Road which runs parallel to the site to the sites western boundary, therefore there are no third party approval required (over any other land) to bring these infrastructure to access into the site. These include - BT, electric, mains gas, water, & street lighting. Infrastructure plans of these utilities can be seen in appendix C.

Enquiries will need to be made to the provider, for all utility services, in respect of permission and possible increased supply demand.

Location of the DCWW drainage pipes has been discussed in the previous section 4.3.2

DCWW have confirmed, by means of written pre-planning enquiry response referenced PPA0002936, dated 19th April 2018 has confirmed that the proposed development site is crossed by the following public assets, over which there are the corresponding protection zones measured both sides of the asset's centreline;

- 1) A 450mm surface water sewer (Protection Zone 4.5m)
- 2) A 100mm combined rising main (Protection Zone 3.0m)
- 3) Two 150mm combined gravity sewers (Protection Zone 3.0m)
- 4) An abandoned 250mm water distribution main (Protection Zone 4.0m)
- 5) A live 250mm water distribution main (Protection Zone 4.0m)

As can be seen in Drawing No 1000/006 - Indicative Drainage Strategy Drawing, the site layout takes into account the location of the existing assets so that there is minimal request (if at all) to divert the existing apparatus.

DCWW have confirmed, by means of written pre-planning enquiry response referenced PPA0002936, dated 19th April 2018 that a water supply can be made available to service this proposed development.

From a utility perspective it is considered that there is nothing that would prejudice any residential development on the site.

## **4.4 - Impact on the Community / Welsh Language**

### **4.4.1 - Affordable Housing**

Drawing no 1000/003 and 1000/004 provide possible options of what can be achieved on the site and shows that the allocation for Affordable Housing can be accommodated 'on site', should this be agreed that this is the most appropriate option. Should the site be identified for inclusion within the revised LDP, the scheme will be taken forward in consultation with the Local Planning Department.

### **4.4.2 - Allocation of Open Space**

Drawing no 1000/003 and 1000/004 provide possible options of what can be achieved on the site and shows that the allocation for open space can be accommodated 'on site', should this be agreed that this is the most appropriate option. Should the site be identified for inclusion within the revised LDP, the scheme will be taken forward in consultation with the Local Planning Department and /or registered social landlord (RSL)

There is a public rights of way directly beyond the sites western boundary. There may be potential to enhance this Green Infrastructure link by providing a direct route from the site onto the public footpath possibly via an 'open space' garden facility - Refer to Drawing no 1000/003 and 1000/004.

#### **4.4.3 - Impact upon Welsh language / Community**

A housing scheme at this location will provide an appropriate range and choice of house types and tenures, including affordable elements. The site provides an opportunity within the neighbourhood, to provide a positive impact upon the Welsh language or any local communities due to the different range of occupier/tenants that is likely to be attracted to this marketable location and thus providing a positive new settlement edge to Carmarthen Town

### **4.5 - Physical and Environmental Constraints**

#### **4.5.1 - Ecology**

Bay Ecology was commissioned to undertake an ecological appraisal of the candidate site. The survey was carried out in March 2018 to ascertain any ecological constraints/ opportunities as the site was to be promoted by the applicant for inclusion in the revised Local Development Plan (LDP) 2018 - 2033.

Please refer to Appendix D which contains the 'Preliminary Ecology Report -May 2018'. Some of the main findings of the report are as follows:-

- The site was comprised of a limited range of habitat types predominantly comprised of an improved grassland pastoral field bordered by species poor hedgerows and a short treeline.
- In terms of the ecological importance of the site the large improved grassland pastoral field was of low intrinsic ecological value and represented the most suitable area of the site to support the development.
- It is recommended that any future development retain as much of the boundary hedgerows, where practicable. There will only be minimal fragmentation (small section) of the hedgerow to the eastern border to incorporate the introduction of the new access road into the site. It is recommended that a detailed hedgerow survey is conducted at an appropriate time of year to inform any required mitigation.

Any mitigation measures following any further hedgerow surveys will provide an opportunity to enhance the site's ecological value. With the site being of low ecological value, it is considered that the site is deliverable for residential development

#### **4.5.2 - Flooding**

The proposed use of the site being for housing development will classify the risk as being a 'Highly Vulnerable Development'. However, in accordance with Natural Resources Wales and Welsh Government TAN 15 Development Advice Maps (contained within appendix E), it can be seen that the intended developed area of the site is located within an area designated being Zone A. In accordance with guidance contained within TAN 15, further flood risks and justification tests are not required to sites located within Zone A and sound drainage design incorporating aspects of Sustainable Urban Drainage Systems (SuDS) is applicable to the development.

There is a small area towards the north of the site that lies within Zone C, however as described previously in Chapter 2 it is not the intention to develop on this small parcel of land and has only been included within the 'red line' to possibly aid in the open space provision and/ or gain further access point for surface water disposal into the stream which runs parallel to this parcel of land.

With the 'developed area' of the site being located within an area designated being Zone A, on this basis it is considered that the site is deliverable for residential development.



#### **4.5.3 - Geotechnical / Site contamination**

At this stage in the project, specialist input has not been sought nor has a formal assessment of the site been undertaken. However the existence of the recent housing development at Derwen Fechan adjacent to the site is encouraging in terms of the ground conditions. Ground desktop reports and on-site geotechnical investigations would be commissioned should this site be selected to be included within the LDP

It can be clearly seen and evidenced by historical maps that this site is a 'greenfield' site and has not been developed previously. The site therefore would not be associated from any of the activities of a 'brownfield' site with possible remedial solutions required. Therefore from a geotechnical / ground conditions perspective there are no known constraints, it is not considered that there is anything that would prejudice any residential development on the site.

#### **4.5.4 - Historic or Archaeological Features**

It can be clearly seen and evidenced by historical maps that this site is a 'greenfield' site and has not been developed previously. The application site consists of approximately 4.09 acres of pasture / farmland land with the land is largely characterised by a large green expanse.

The undeveloped parcel to the north which sites the prefabricated shed contains the remnants of an old stabling structure associated with the nearby Rhydabont Farm. The old stabling structure is evident as there are pieces of stonework lying around at ground level. As part of the proposal, if viable, it may be considered to develop a dwelling to co-incide with the footprint of the old stable building.

It is not considered that there are any historical / archaeological features that would prejudice any residential development on the site.

### **4.6 - Compatibility with Neighbouring Uses**

#### **4.6.1 - Compatibility with Neighbouring Uses**

Given the land use in the areas is mainly that of a residential nature, it is considered that the principle of residential development on this site would form a compatible use with the neighbouring uses. To ensure residential amenity is protected, adequate separation distances and compatible design of any future dwellings will need to be carefully considered. Currently, the site benefits from strong boundary features, including trees and hedgerows, which could be incorporated into the design of the site to provide containment and a buffer between residential developments.

#### **4.6.2 - Visual Impact / Edge of Settlement**

The candidate site is right on the outskirts of the current development plan, and the site represents a logical extension to the settlement pattern, in a sustainable location, adjacent to a key settlement in a marketable location. The site offers an opportunity to develop a high quality sustainable neighbourhood, providing a positive new settlement edge to Carmarthen Town. The recent housing development of Derwen Fechan directly opposite and the presence of the existing Fire station to the south, would establish that the site is not isolated and is within the built form. The site also has good containment with established boundaries with its hedgerow and tree line surrounding the site.

Given the surrounding residential development, the design of the dwellings would need to be in keeping with the character of the area with the existing dwellings mainly consisting of more traditional two storey dwellings with pitched roof design. It's not anticipated that a residential development on this site would give rise to any adverse visual impacts with good design and layout of the site. As can be seen from the indicative proposals (drg No 1000/003 & 1000/004) it is considered that the site could accommodate between 26 - 40 dwellings approximately, so in keeping with the density of the housing in the locality.

#### **4.7 - Potential to reduce carbon emissions**

The site is considered to be within a sustainable location with both primary and secondary schools within walking distance of the site. Other services and facilities are located centrally within the town of Carmarthen. Bus routes are also accessible from the site, along Trevaughan Road which provide a service to Carmarthen Bus and Train Stations and then therefore further afield.

## 5.0 - Conclusion

In conclusion, this submission has assessed the site against established site selection criteria set out in Planning Policy Wales. It is clear that proposals for housing development on this site are compatible with the relevant criteria. It is acknowledged that proposals will need to be refined on the basis of study information, and it will be necessary to ensure the amenity of existing and future residents are protected with careful consideration for design and layout of the site.

This Candidate Site Submission document together with the set of drawings which accompanies this application demonstrates that the site is viable and is deliverable to be developed for residential development.

The candidate site is solely owned (freehold) by the applicant Mr Aled Jones, with there being no impediment to bring forward this parcel of land for residential development.

The candidate site is right on the outskirts of the current development plan, and the site represents a logical extension to the settlement pattern, in a sustainable location, adjacent to a key settlement in a marketable location. With the recent the Charles Church development north of College Road, and the development of Derwen Fechan directly opposite, the candidate site represents a logical extension to the settlement pattern. The recent housing development of Derwen Fechan directly opposite and the presence of the existing Fire station to the south, would establish that the site is not isolated and is within the built form. The site also has good containment with established boundaries with its hedgerow and tree line surrounding the site. The scale and density of the proposed development shown within the drawings that accompany this Candidate Site Submission document, reflects that of existing residential development in the area and is considered to be appropriate, while addressing the opportunities and constraints of the site.

From a highway and access perspective the land is situated directly off Trevaughan Road so there is no third party approval required to provide access into the site. It has been demonstrated that a new road access can be provided into the site allowing for good visibility at the junction. There are good established links via nearby bus stops, public footpaths and pavement provision to the Carmarthen Town and the wider areas of the community. In terms of highways and accessibility it is considered that the site is deliverable for residential development

In terms of surface water disposal, SUDs and infiltration will be considered, though these option will depending on ground investigations and percolation testing. However Priority Level 3 (discharge to a surface water body) via attenuation at the very least is deliverable. With there being a stream adjoining the north of the site, there is no third party approval for access to the watercourse. Topography is also favourable to allow for natural gravity feed.

In terms of foul water discharge, Dwr Cymru Welsh Water (DCWW) sewer record plan show apparatus within Trevaughan Road and also indicates the presence of an existing 150 mm diameter combined sewer network running through the site. All foul drainage flows can be collected and connected into the existing public combined water sewer network which crosses the candidate site. Topography is also favourable to allow for natural gravity discharge. DCWW have confirmed, by means of written pre-planning enquiry response referenced PPA0002936, dated 19th April 2018, that there is sufficient capacity within the Public Sewage Network and Treatment Works to accept the foul water only flows from the proposed development. As can be seen in Drg No 1000/006 the existing drainage apparatus can be accommodated within the proposed site layout without the

need to / or minimise the need to realign the pipes. As has been demonstrated, the discharge of foul water from a residential development on this candidate site is deliverable.

Existing utilities are present along Trevaughan Road which runs parallel to the sites eastern boundary, again with no third party approval required (over any other land) to bring these infrastructure to access into the site. These include - BT, electric, mains gas, water, & street lighting. Enquiries will need to be made to the provider in respect of permission and possible increased supply demand, however it is considered from a utility perspective that the site is deliverable for residential development.

In terms of flooding, in accordance with Natural Resources Wales and Welsh Government TAN 15 Development Advices Maps, it can be seen that the intended 'developed area' of the site is located within an area designated being Zone A. Therefore on this basis it is considered that the site is deliverable for residential development.

The site is classified as a greenfield site and has not been previously developed. Therefore from a geotechnical and archaeological perspective there are no known constraints so therefore the site can be considered deliverable for residential development

As can be seen from the Preliminary Ecology Report (May 2018) carried out by Bay Ecology the site is of low ecological value. The site was comprised of a limited range of habitat types predominantly comprised of an improved grassland pastoral field bordered by species poor hedgerows and a short treeline. In terms of the ecological importance of the site the large improved grassland pastoral field was of low intrinsic ecological value. The report recommended that any future development retain as much of the boundary hedgerows, where practicable. It is envisaged that the boundaries hedgerow to the site will remain in place, except for a small section of fragmentation of the hedgerow to the sites eastern boundary to accommodate the introduction of the new access road into the site. Any mitigation measures following any further hedgerow surveys will provide an opportunity to enhance the sites ecological value. With the site being of low ecological value, it is considered that the site is deliverable for residential development

As can be seen from this Candidate Site Submission document it has been demonstrated that the site can be delivered for residential development. The site offers an opportunity to develop a high quality sustainable neighbourhood, provide a positive impact upon the Welsh language or any local communities and thus providing a positive new settlement edge to Carmarthen Town. It is considered that the site can provide a range of both open market and affordable homes along with high quality open space supporting the wider Green Infrastructure strategy of Carmarthenshire County Council, creating a highly desirable and attractive place to live.

In light of the above and to serve future local needs, the land owner and applicant Mr Aled Jones, kindly requests that the land off Trevaughan Road, Carmarthen be designated for Housing Land Allocation, through the Carmarthenshire County Council Local Development Plan Review process (2018 - 2033).

# Appendices

## Appendix

### A Drawings

- Existing Location Plan Drg no - 1000/001
- Existing Site Plan Drg No - 1000/002
- Proposed indicative Site layout 'A' Drg No - 1000/003
- Proposed indicative Site layout 'B' Drg No - 1000/004
- Indicative Highways / Junction Layout Drg No - 1000/005
- Indicative Drainage Strategy Drawing Drg No - 1000/006

### B Pre planning letter from Welsh Water (19th April 2018)

### C Utility Information from Service Providers

- BT
- Gas
- Western Power
- Welsh Water
- Street Lighting

### D Preliminary Ecology Report (May 2018)

### E Flood map (NRW)

### F Miscellaneous Information

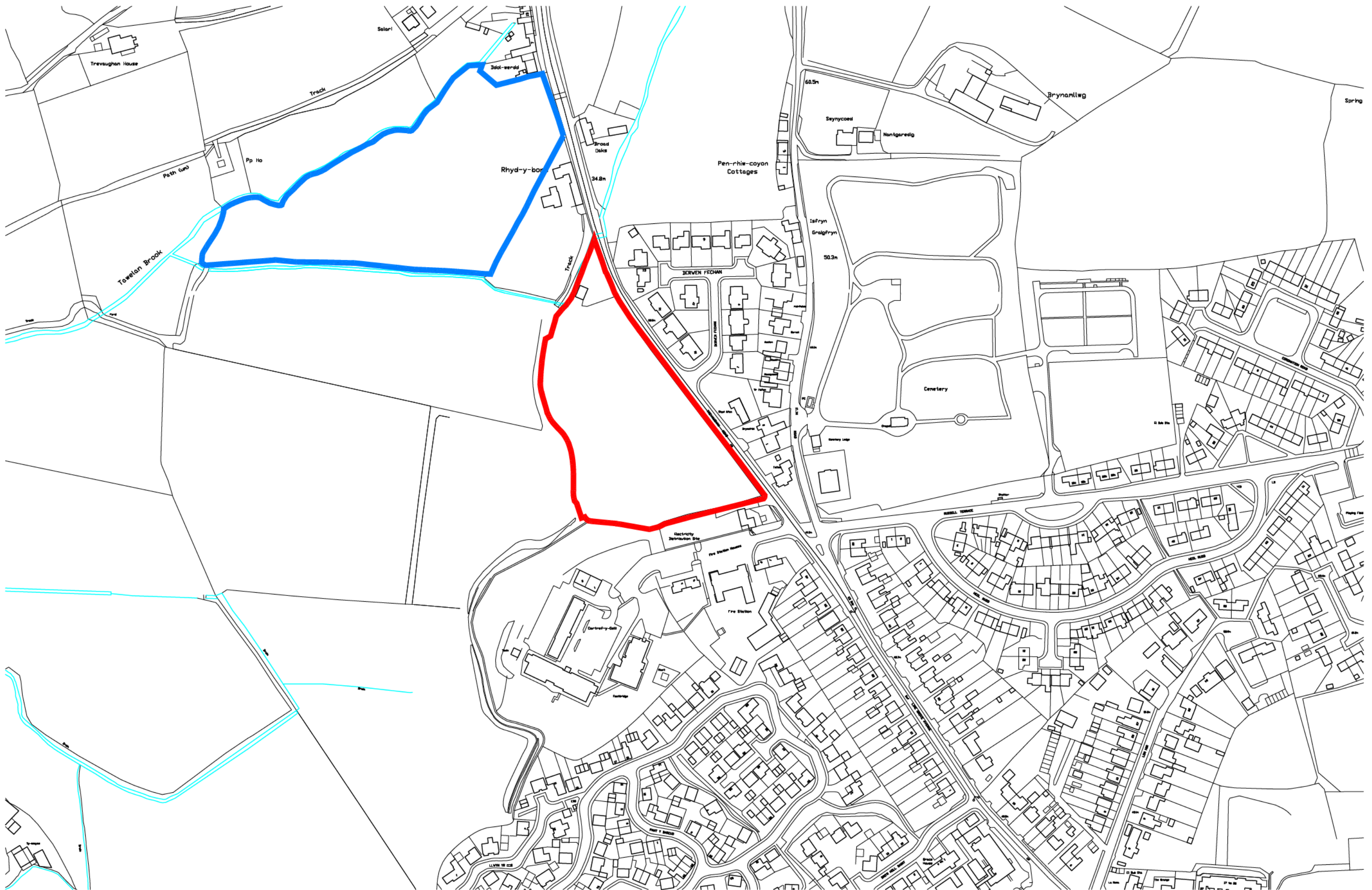
- Public Footpath Map
- Bus Stop
- Historical Map 1935 - 1936
- Active Travel - Integrated Network Map

Carmarthenshire LDP - Revised 2018 - 2033  
For Residential Development at:  
Land off Trevaughan Road  
Carmarthen  
Carmarthenshire

# Appendix A

## Drawings

- Existing Location Plan Drg no - 1000/001
- Existing Site Plan Drg No - 1000/002
- Proposed indicative Site layout 'A' Drg No - 1000/003
- Proposed indicative Site layout 'B' Drg No - 1000/004
- Indicative Highways / Junction Layout Drg No - 1000/005
- Indicative Drainage Strategy Drawing Drg No - 1000/006



# Existing Location Plan

Scale 1 : 2500

Crown copyright, All rights reserved. 2018 Licence number 0100042766

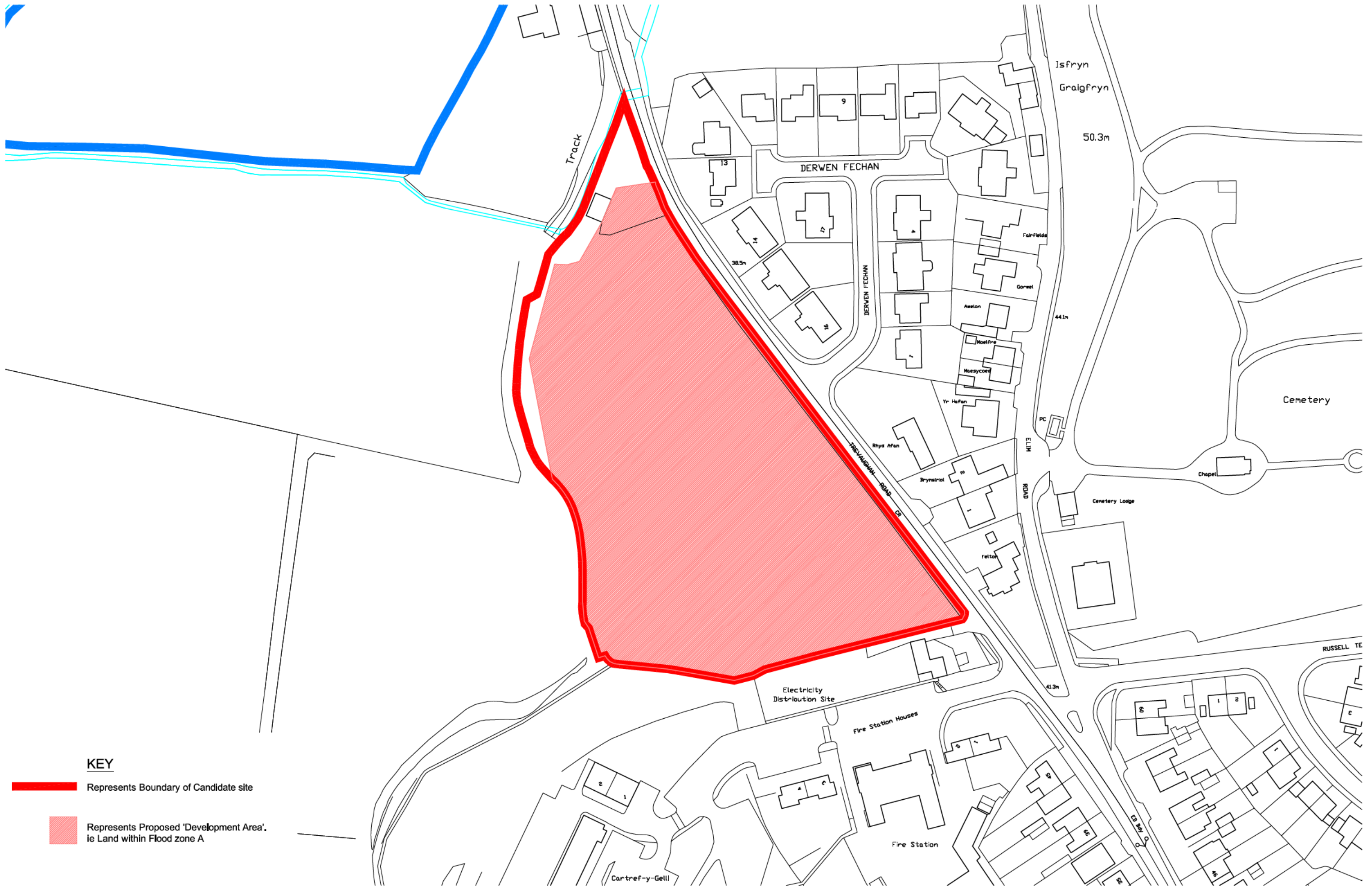


Job Title:  
**Submission of Candidate Site  
 for LPD 2018 - 2033  
 Land off Trevaughan Road,  
 Carmarthen, Carmarthenshire**

Drawing Title:  
**Existing Location Plan**  
 Date:  
**August 2018**

Scales: (at A3)  
**1 : 2500**  
 Drawing Number:  
**1000/001**  
 Revision  
 -

No: Amendment Details: Date:



# Existing Site Plan

Scale 1 : 1250

Crown copyright, All rights reserved. 2018 Licence number 0100042766



Job Title: <b>Submission of Candidate Site          for LPD 2018 - 2033          Land off Trevaughan Road,          Carmarthen, Carmarthenshire</b>	Drawing Title: <b>Existing Site Plan</b>  Date: <b>August 2018</b>	Scales: (at A3) <b>1 : 1250</b>  Drawing Number: <b>1000/002</b> Revision -	No:    Amendment Details:    Date:
--	--	---	------------------------------------





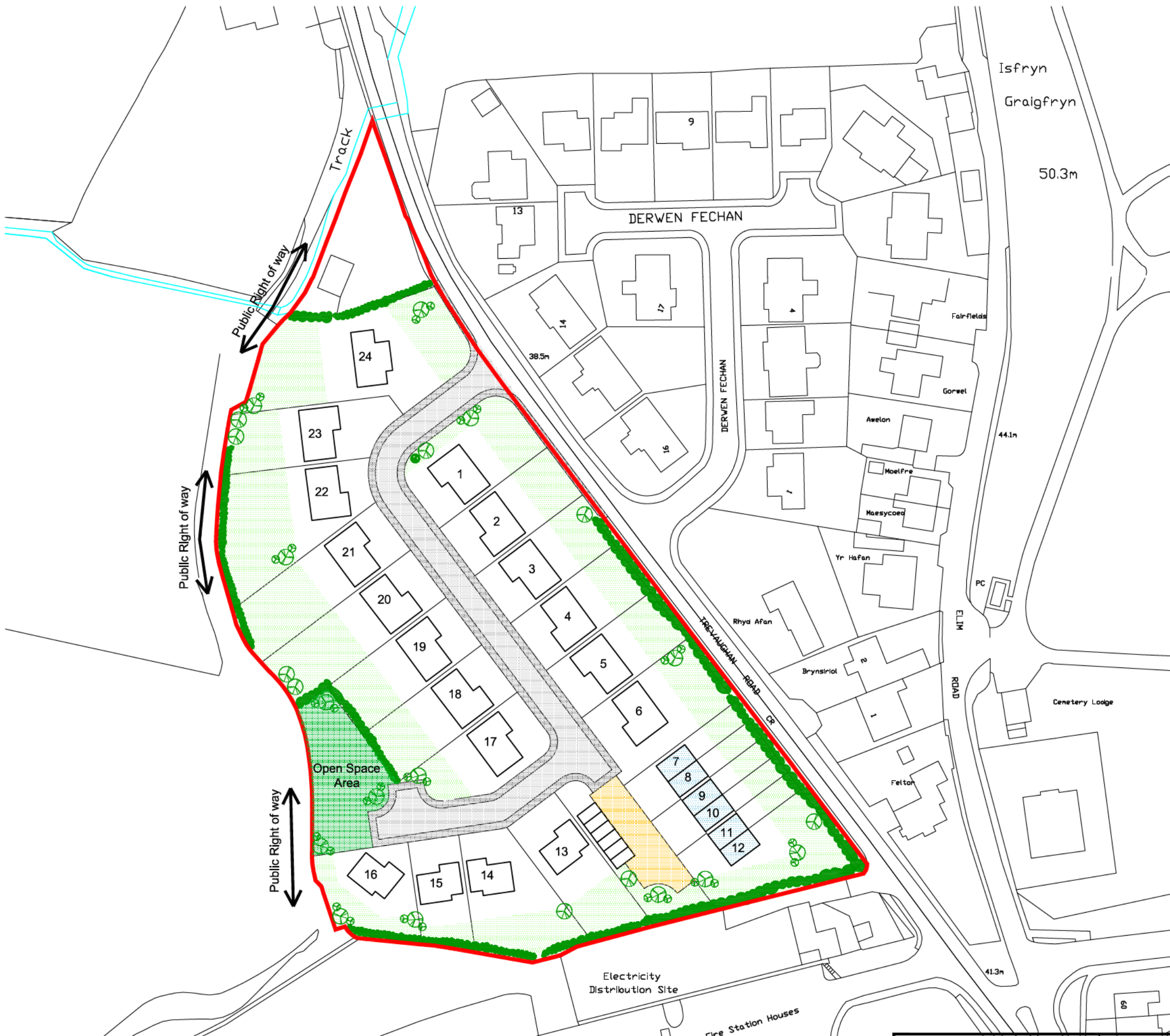
# Indicative Site Layout - 'A'

Proposed Scale, size & density of development based on Derwen Fechan Housing development opposite

Drawing no 1000/003 and 1000/004 provide possible options of what can be achieved on the site. Indicative Site layout 'A' represents a development similar in scale and density to the Derwen Fechan site opposite. Indicate Site layout 'B' represents a development similar in scale and density to a National Housing Developer

It is proposed that the scheme will provide a mixture of 2,3 and 4 bedroom development, and as can be seen on indicative drawing no 1000/003 and 1000/004 that the allocation for affordable housing and open spaces can be accommodated 'on site'. It is considered that the architectural approach will be a quality design solution, enhancing the local community, in line with the aspirations of local development plan policies

- 
Indicative only. Represents possible 2,3 or 4 bedroom development, with integral garage.
- 
Indicative only. Represents Affordable Housing



## Indicative Site Layout Plan - Layout 'A'

Scale 1 : 1000

Crown copyright, All rights reserved. 2018 Licence number 0100042766



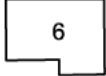


Job Title: <b>Submission of Candidate Site for LPD 2018 - 2033</b> Land off Trevaughan Road, Carmarthen, Carmarthenshire	Drawing Title: <b>Indicative Site Layout Plan Layout 'A'</b> Date: <b>August 2018</b>	Scales: (at A3) <b>1 : 1000</b> Drawing Number: <b>1000/003</b> Revision:	No: Amendment Details:	Date:
--	--	---	------------------------	-------

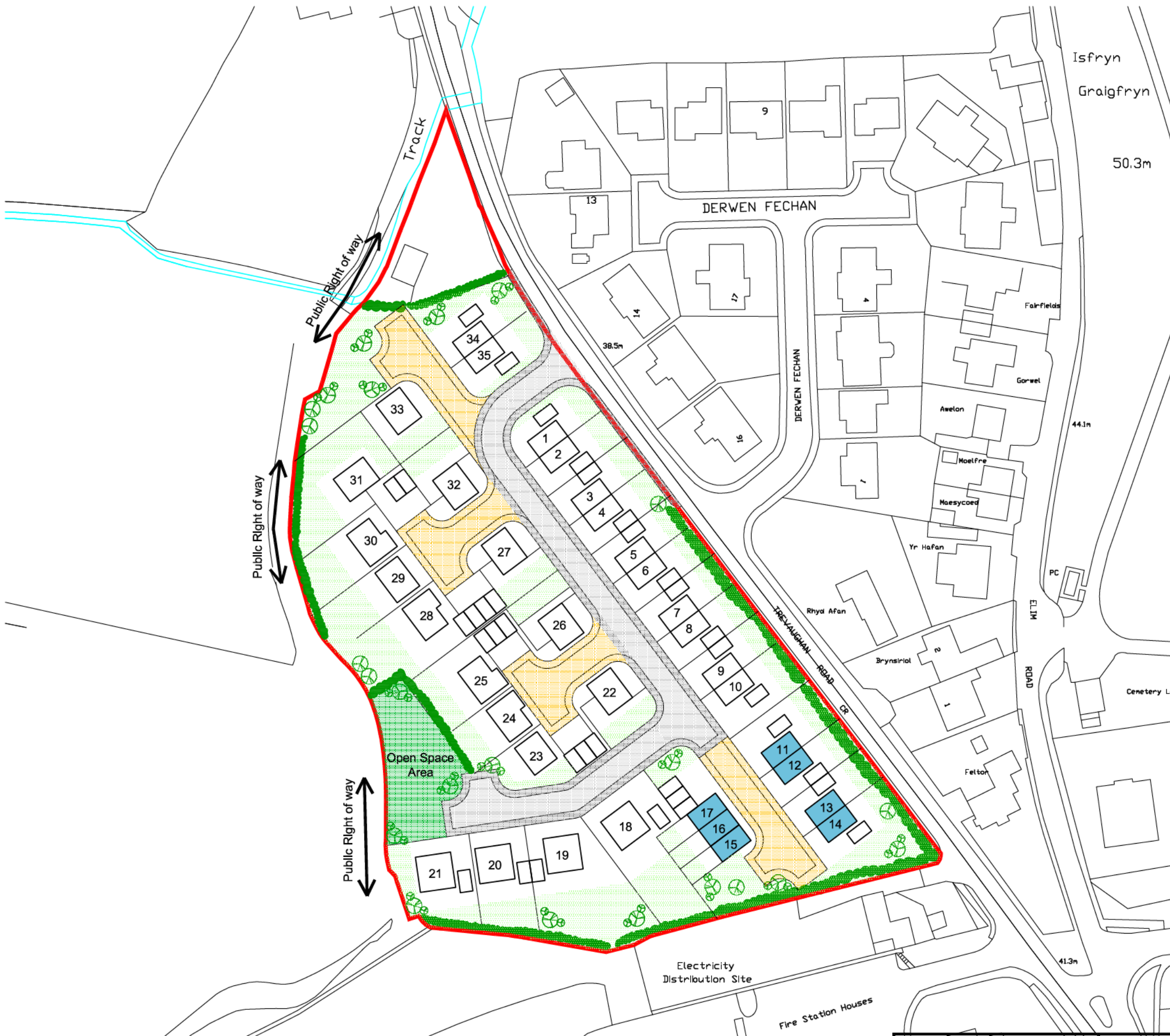
# Indicative Site Layout - 'B'

Proposed Scale, size & density based on a National House Builder Development

Drawing no 1000/003 and 1000/004 provide possible options of what can be achieved on the site. Indicative Site layout 'A' represents a development similar in scale and density to the Derwen Fechan site opposite. Indicate Site layout 'B' represents a development similar in scale and density to a National Housing Developer

It is proposed that the scheme will provide a mixture of 2,3 and 4 bedroom development, and as can be seen on indicative drawing no 1000/003 and 1000/004 that the allocation for affordable housing and open spaces can be accommodated 'on site'. It is considered that the architectural approach will be a quality design solution, enhancing the local community, in line with the aspirations of local development plan policies

- 

 Indicative only. Represents possible 2,3 or 4 bedroom development, with integral garage.
- 
 Indicative only. Represents Affordable Housing



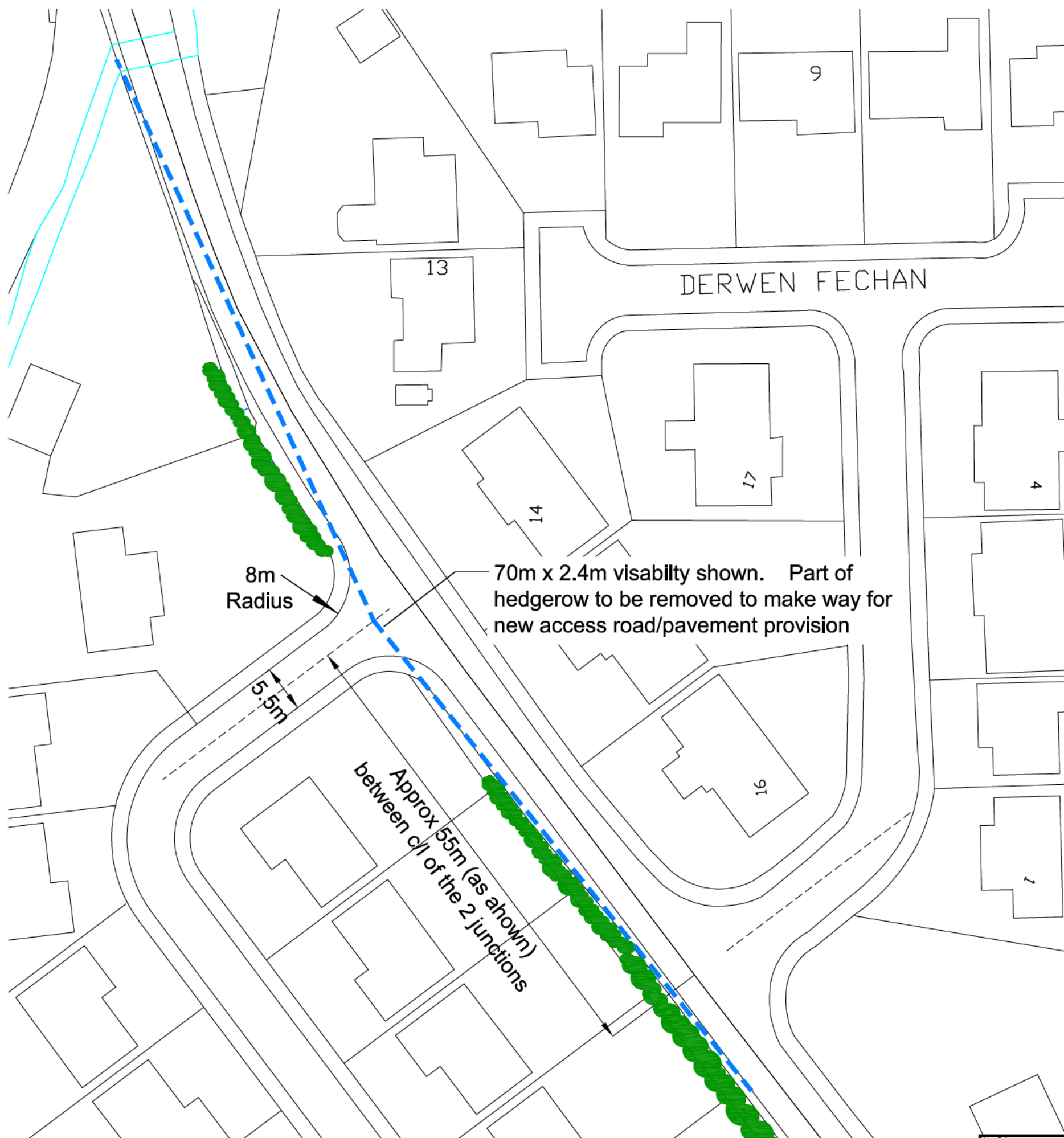
## Indicative Site Layout Plan - Layout 'B'

Scale 1 : 1000

Crown copyright, All rights reserved. 2018 Licence number 0100042766



Job Title: <b>Submission of Candidate Site          for LPD 2018 – 2033          Land off Trevaughan Road,          Carmarthen, Carmarthenshire</b>	Drawing Title: <b>Indicative Site Layout Plan          Layout 'B'</b> Date: <b>August 2018</b>	Scales: (at A3) <b>1 : 1000</b> Drawing Number: <b>1000/004</b> Revision:	No:      Amendment Details:      Date:
--	---	---	--



**Highways**

Trevaughan Road runs directly parallel along the applications site eastern boundary. There is a speed limit of 30mph which runs along Trevaughan Road.

Vehicular access to the site is to be provided with a new junction along the site's eastern boundary off Trevaughan Road. The indicative drawing opposite indicates an indicative highways / junction Layout. It can be seen that the required visibility splays are accommodated within land owned by the applicant/highway authority.

Internally, the new access road will serve the dwellings located within the site. The new road will comprise a 5.5m wide carriageway along its entire length with 1.8m footways on both sides.

It is proposed that the internal layout of the development site and the junction will be designed to current standards. The design of the internal road layout will ensure safe and convenient movement across the site and that is accessible to all members of the community.

Car parking provision is proposed to be made in accordance with the Carmarthenshire Parking Standards.

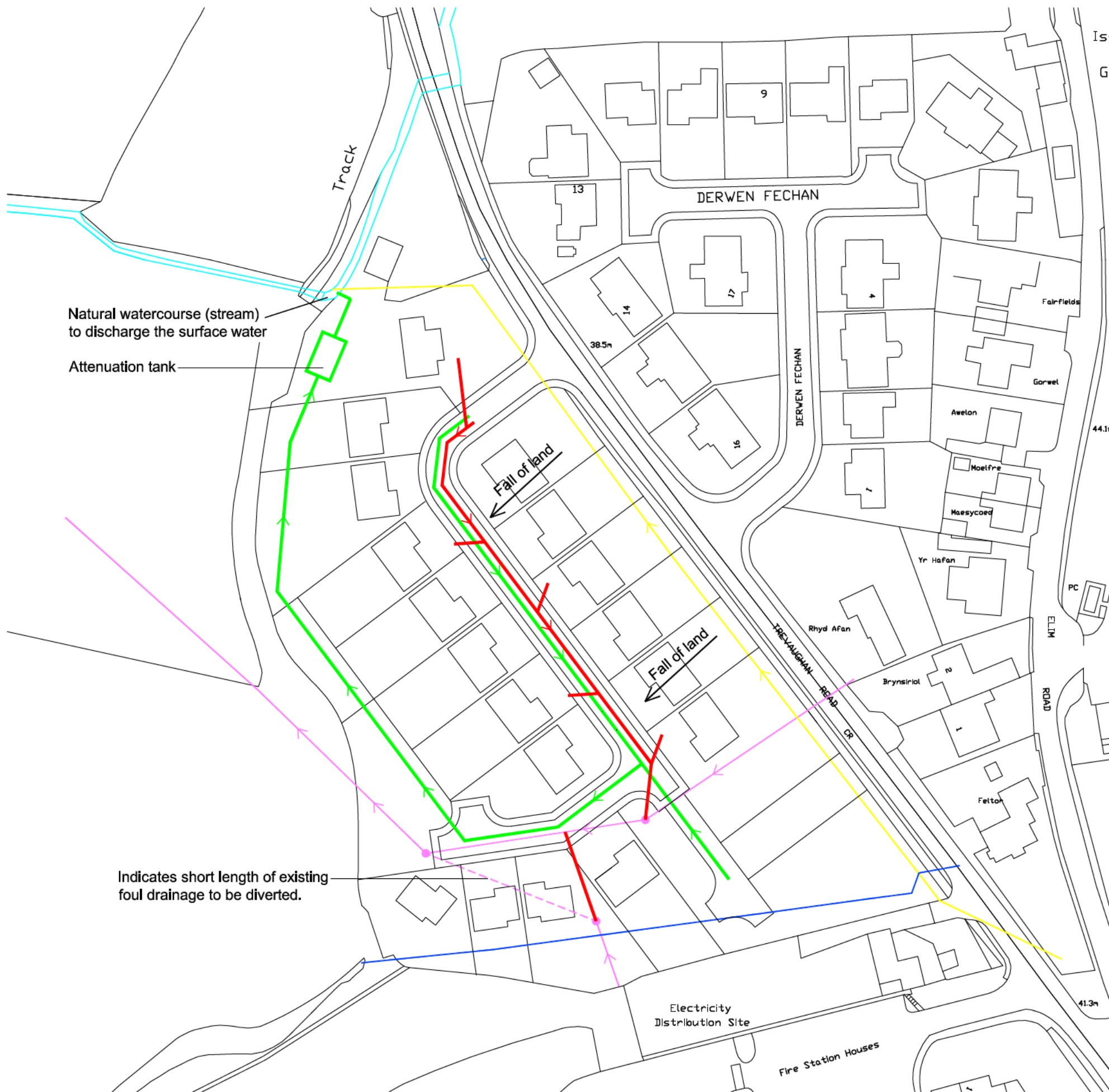
**Indicative Highways / Junction Layout**

Scale 1 : 500

Crown copyright, All rights reserved. 2018 Licence number 0100042766



Job Title: <b>Submission of Candidate Site          for LPD 2018 - 2033          Land off Trevaughan Road,          Carmarthen, Carmarthenshire</b>	Drawing Title: <b>Indicative Highways / Junction          Layout</b> Date: <b>August 2018</b>	Scales: (at A3) <b>1 : 500</b> Drawing Number: <b>1000/005</b> Revision -	No:      Amendment Details:      Date:
--	--	--	--



### Indicative Drainage Strategy layout

Representative Strategy layout to demonstrate the viability of the scheme. Indicative Housing layout - based on keeping the majority of the existing drainage infrastructure in place, with sufficient easements to building structures

#### KEY

- Indicative Proposed Foul drainage
- Indicative Proposed Surface Water drainage
- Existing Combined drainage (approx position)
- Existing Surface water drainage (approx position)
- Existing Water Mains (approx position)

#### Foul Drainage

All foul water only drainage flows will be collected from the new Housing Development via a new gravity sealed pipe system and connected into the existing public combined water sewer network which crosses the candidate site. DCWW have confirmed, by means of written pre-planning enquiry response referenced PPA0002936, dated 19th April 2018, that there is sufficient capacity within the Public Sewage Network and Treatment Works to accept the foul water only flows from the proposed development.

#### Surface Water Drainage

Representative layout, based at this stage of development on Priority Level 3 (Surface water runoff is discharged to a surface water body). Without the evidence of any ground infiltration investigation at this moment in time, this priority level option provides the most viable scenario for disposing surface water from the site. Towards the north west of the 'development' site lies a small stream, which runs parallel for a short distance along the sites north western perimeter. It is envisaged that surface water be discharged into this river with the rates of discharge controlled via the installation of an attenuation tank.

#### Mains Water

DCWW have confirmed, by means of written pre-planning enquiry response referenced PPA0002936, dated 19th April 2018 that a water supply can be made available to service this proposed development.

## Indicative Drainage Strategy Layout

Scale 1 : 1000

Crown copyright, All rights reserved. 2018 Licence number 0100042766



Job Title:  
Submission of Candidate Site  
for LPD 2018 - 2033  
Land off Trevaughan Road,  
Carmarthen, Carmarthenshire

Drawing Title:  
Indicative Drainage Strategy  
Layout  
Date:  
August 2018

Scales: (at A3)  
1 : 1000  
Drawing Number:  
1000/006  
Revision

No: Amendment Details: Date:

# Appendix B

**Pre planning letter from Welsh Water (19th April 2018)**

Mr Aled Jones,  
Rhyd Afan,  
Trevaughan Road,  
Carmarthen,  
Carmarthenshire.  
SA31 3QL

**Date: 19/04/2018**  
**Our Ref: PPA0002936**

Dear Mr Jones,

**Grid Ref: 240158 220908**  
**Site Address: Land at Trevaughan Road, Carmarthen**  
**Development: UP to 35 Dwellings**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

### **SEWERAGE**

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated with to the combined sewer crossing the site you identify and manhole SN39219001 located on land north east of the site.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

With reference to the surface water. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The proposed development site is crossed by the following public assets over which there are the corresponding protection zones measured both sides of the asset's centreline;

- 1) A 450mm surface water sewer (Protection Zone 4.5m)
- 2) A 100mm combined rising main (Protection Zone 3.0m)
- 3) Two 150mm combined gravity sewers (Protection Zone 3.0m)
- 4) An abandoned 250mm water distribution main (Protection Zone 4.0m)
- 5) A live 250mm water distribution main (Protection Zone 4.0m)

The approximate positions of this apparatus is marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted the protection zone either side of the centreline of the public assets

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

## **SEWAGE TREATMENT**

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated to the combined sewer crossing the site you



identify and manhole SN39219001 located on land north east of the site.

## **WATER SUPPLY**

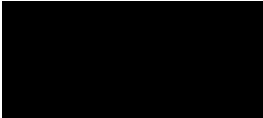
A water supply can be made available to service this proposed development. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

***Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.***





**LEGEND(Representative of most common features)**

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	RED - Combined		Private Sewer Transfer
	GREEN - Surface water		Lateral Drain
	BROWN - foul		Inspection Chamber
	Purple - Former S24 sewers (for indicative purposes only)		

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

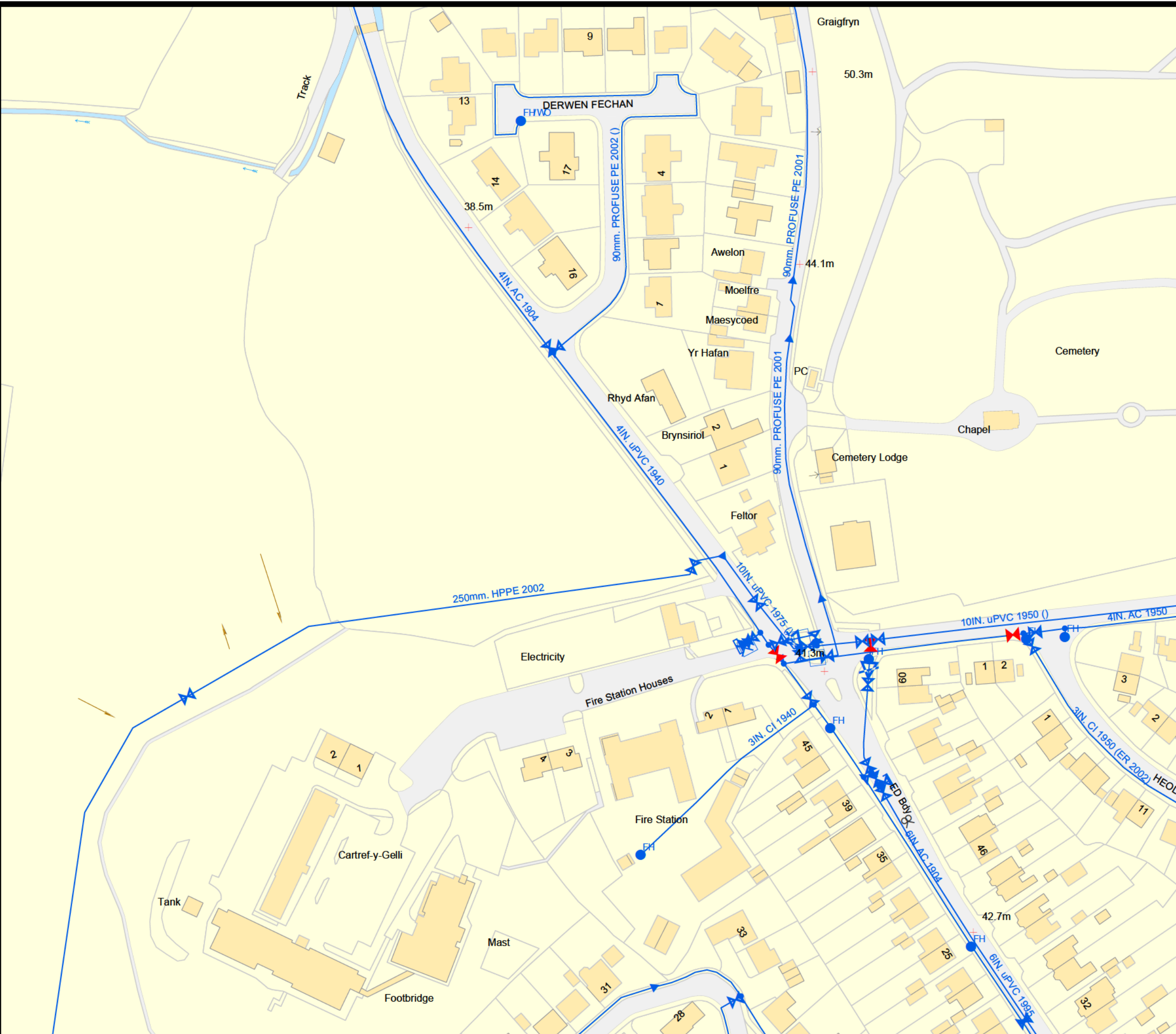
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100019534

Map Ref: 240215,220870  
Map scale: 1:1250  
Printed by: Crossman Jane  
Printed on: 16 Apr 2018





Dŵr Cymru  
Welsh Water

PPA0002936 Sewer Plan



**LEGEND(Representative of most common features)**

- |                         |                         |   |
|-------------------------|-------------------------|---|
| Waste network:          | Foul chamber            | Outfall   |
| Surface water chamber   | Combined sewer overflow | Storm overflow  |
| Combined sewer overflow | Rising main             | Gravity sewer   |
| Special purpose chamber | Private sewer           | Private sewer subject to Sect. 104 adoption agreement |
| Treatment works         | Pumping station         | Private Sewer Transfer                                |
| Pumping station         | Lateral Drain           | Inspection Chamber                                    |
- NB: Sewer symbol colour indicates the type.  
 RED - Combined  
 GREEN - Surface water  
 BROWN - foul  
 Purple - Former S24 sewers (for indicative purposes only)

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

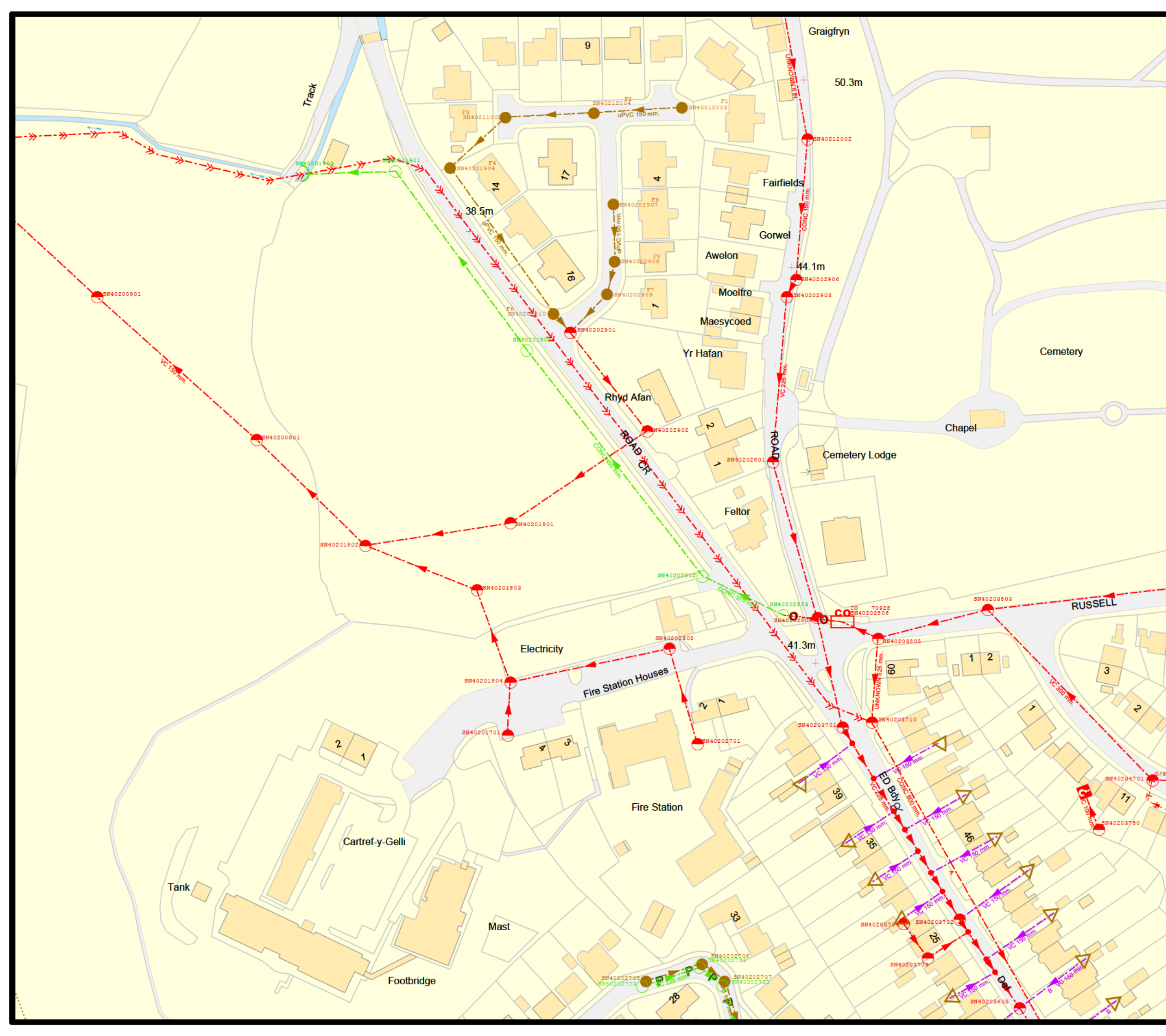
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100019534

Map Ref: 240215,220870  
Map scale: 1:1250  
Printed by: Crossman Jane  
Printed on: 16 Apr 2018

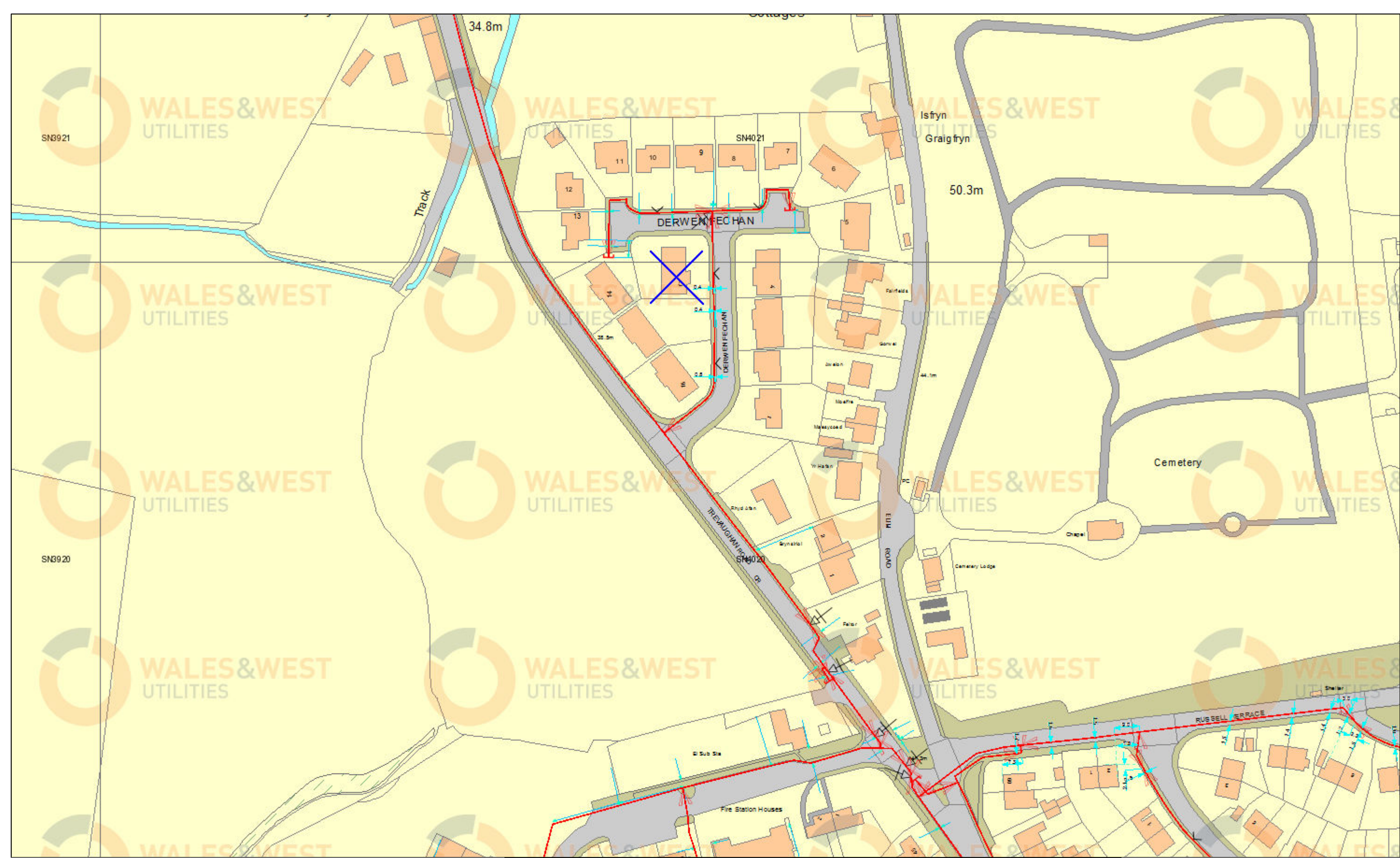


# Appendix C

## **Utility Information from Service Providers**

- BT
- Gas
- Western Power
- Welsh Water
- Street Lighting





Scale	1: 1250@A3
User ID	shevans@sirg.gov.wales
Date	18/08/2017
Grid Ref.	Easting: 240215 Northing: 220939
<b>Internal Use Only</b>	

Low Pressure	Design Pipes
Medium Pressure	Abandoned
Intermediate Pressure	
High Pressure	

Valve	Depth of Cover	Syphon	Diameter Change	Material Change
-------	----------------	--------	-----------------	-----------------

0      30      60  
Meters

**TITLE:**

The plan shows those pipes owned by Wales & West Utilities (WU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.

You must use safe digging practices, in accordance with HS(G)47, to establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.

The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WU and WU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.






















**WALES & WEST UTILITIES**

Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkemeu, Newport, NP10 8FZ

© All MasterMap data is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 0100044308.



**LEGEND(Representative of most common features)**

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	RED - Combined		Private Sewer Transfer
	GREEN - Surface water		Lateral Drain
	BROWN - foul		Inspection Chamber
	Purple - Former S24 sewers (for indicative purposes only)		

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100019534

Map Ref: 240215,220870  
Map scale: 1:1250  
Printed by: Crossman Jane  
Printed on: 16 Apr 2018





Dŵr Cymru  
Welsh Water

PPA0002936 Sewer Plan



**LEGEND(Representative of most common features)**

- |                         |                         |   |
|-------------------------|-------------------------|---|
| Waste network:          | Foul chamber            | Outfall   |
| Surface water chamber   | Combined sewer overflow | Storm overflow  |
| Combined sewer overflow | Rising main             | Gravity sewer   |
| Special purpose chamber | Private sewer           | Private sewer subject to Sect. 104 adoption agreement |
| Treatment works         | Pumping station         | Private Sewer Transfer                                |
| Pumping station         | Lateral Drain           | Inspection Chamber                                    |
- NB: Sewer symbol colour indicates the type.  
 RED - Combined  
 GREEN - Surface water  
 BROWN - foul  
 Purple - former S24 sewers (for indicative purposes only)

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

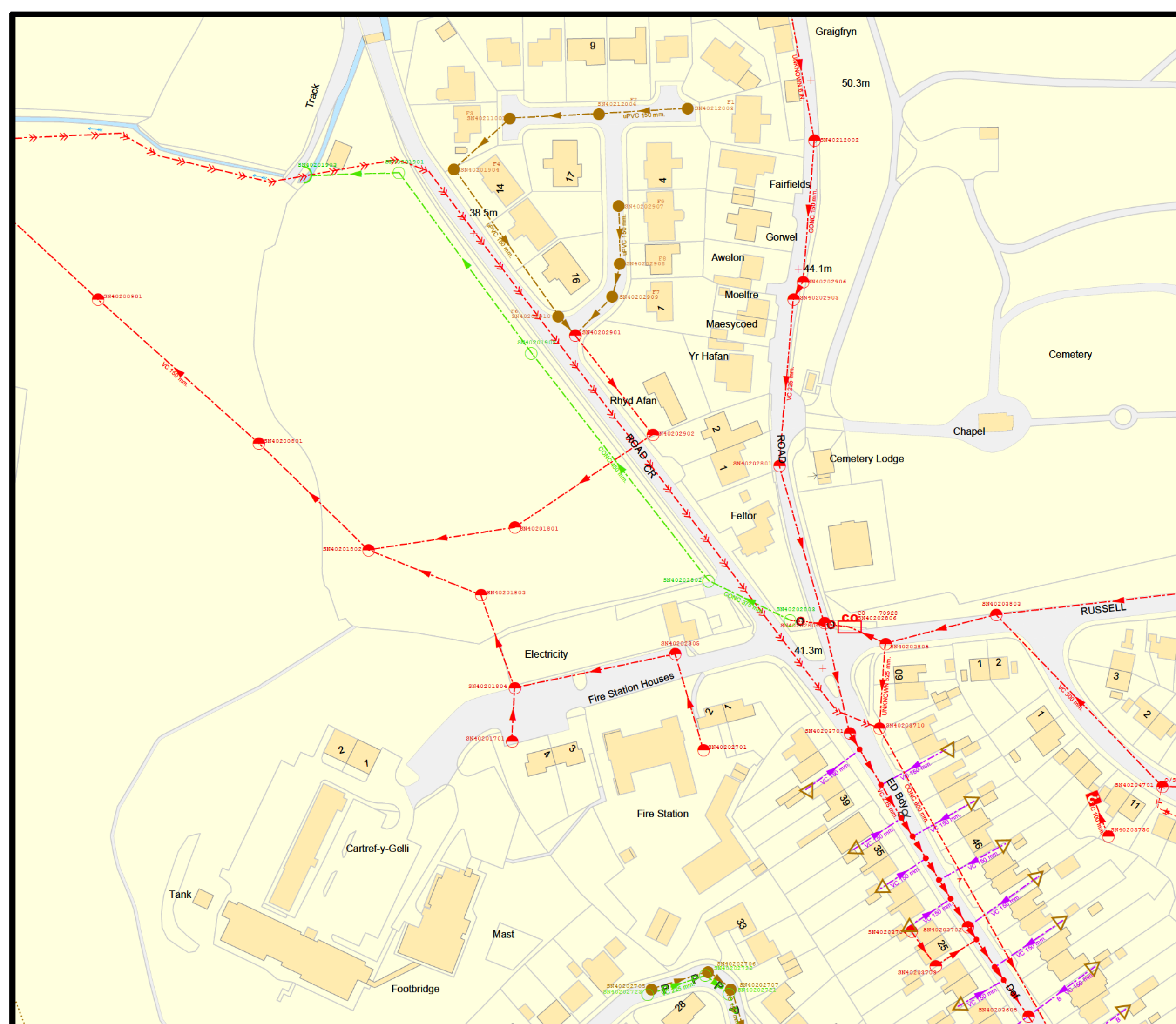
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100019534

Map Ref: 240215,220870  
Map scale: 1:1250  
Printed by: Crossman Jane  
Printed on: 16 Apr 2018



# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
(C) Crown Copyright British Telecommunications plc 100028040

## KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.  
BT Symbols not listed above may be disregarded.  
Existing BT Plant may not be recorded.  
Information valid at time of preparation

**openreach**  
a BT Group business

BT Ref : TSL11543P

Map Reference : (centre) SN4016020949

Easting/Northing : (centre) 240160,220949

Issued : 18/08/2017 11:54:33

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**



# Street Lighting



Graddfa  
Scale  
1:2500

Canol y Map  
Map Centre  
[240192.4,220933.6]

Dyddiad  
Date  
17/04/2018

# Appendix D

**Preliminary Ecology Report (May 2018)**

## 10 BIODIVERSITY CHECKLISTS - A GUIDE TO DEVELOPERS

- 10.1 Respondents are advised to utilise and complete the checklists below which is contained within the Natural Environment and Biodiversity SPG.
- 10.2 The purpose is to help respondent and the Council to identify where their site could have an impact on relevant protected sites, species and habitats and to provide a clear, transparent process for both respondent and Local Planning Authority (LPA) to follow in relation to the compliance with national policy and legislation. The checklists will assist the applicant and the Council in understanding the potential biodiversity implications of a proposed development. The assessment checklist for both protected sites and habitats and protected and priority species also indicates specific criteria where detailed surveys will likely to be required and also where there is a reasonable likelihood of a species being present. Survey requirements and where further specific guidance on surveys can be obtained are detailed in Section 11.

### Sites and Habitats Checklist

Internationally important sites	
	Please tick as appropriate
<p>Is the development likely to affect a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site?</p> <p>The nature, scale and distance from/type of features of SPA/SAC/Ramsar will determine whether the impact of the development on that site will need to be considered with respect to HRA. If unsure please contact the LPA Ecologist for further guidance and advice.</p> <p>Any planning submission must document any potential significant effects of the proposed development, on any internationally designated site (SAC, SPA, Ramsar site). This information will inform the Test of Likely Significant Effect and help inform whether an Appropriate Assessment will be required. The application should provide sufficient information to ascertain whether the proposal is likely to have any adverse effect on any designated site and also identify any nature conservation features (habitats/species) that are likely to be affected by the proposals and identify potential options for required mitigation. This information should ideally be contained within a habitats regulations screening document to be</p>	<p>Refer to Preliminary Ecology Report (May 2018)</p> <p>Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<p>submitted as part of any application, if considered necessary the scope of any assessment can be agreed with the planning ecologist.</p>	
<p>*If you answer yes to this question additional detail maybe required by the LPA and Natural Resources Wales (NRW) to enable the completion of a Habitat Regulations Assessment (HRA).</p> <p>This may not be necessary where the applicant is able to provide pre-application correspondence from NRW, which confirms that they are satisfied that the proposed development will not have a detrimental impact on any SAC or SPA site.</p>	
<p><b>Nationally important sites</b></p>	
<p>Does the proposed development affect a Site of Special Scientific Interest (SSSI)?</p> <p>The nature, scale and distance from/type of features of SSSI will determine whether the impact of the development on that site will need to be considered by NRW.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Refer to Preliminary Ecology Report (May 2018)</p>
<p>If you answer yes, you will need to consider whether the proposed development could result in damage to the wildlife value of the site and you should consult with NRW to clarify. It may be necessary to submit supporting information from NRW and/or in the form of a written report, showing that the proposal will not impact on the SSSI. You should submit copies of any correspondence with your planning application.</p>	
<p><b>Regional and local sites.</b></p>	
<p>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)?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Refer to Preliminary Ecology Report (May 2018)</p>

**MR ALED JONES**  
**TREVAUGHAN ROAD, CARMARTHEN**  
**PRELIMINARY ECOLOGICAL REPORT**

08 May 2018



**Telephone:-** 07969146776  
**e-mail:-** davidrees@bayecology.co.uk

MR ALED JONES

TREVAUGHAN ROAD, CARMARTHEN

PRELIMINARY ECOLOGICAL REPORT

Document Ref: Doc 01 – 08/05/2018

<b>Issue</b>	<b>Revision</b>	<b>Stage</b>	<b>Date</b>	<b>Prepared by</b>
1		DRAFT FOR REVIEW	08/05/2018	David Rees
		Final	15/08/2018	David Rees

# CONTENTS

## 1.0 Introduction

## 2.0 Methodology

Desk study  
Daytime Inspection Survey

## 3.0 Results

Desk study  
Daytime Inspection Survey

## 4.0 Legislation, Policies and Plans

## 5.0 Conclusions and Recommendations

## References

Appendix I Site Location Map

Appendix II Phase 1 Map & Target Notes

## SUMMARY

Bay Ecology was commissioned to undertake an ecological appraisal of a parcel of land located west of Trevaughan Road located outside Carmarthen. The survey to inform a feasibility study to promote the inclusion of the site in the new Local Development Plan (2018-2033).

Desk based consultation confirmed that the site did not contain any statutory or non-statutory conservation designations; with only a record of a Bluebell *Hyacinthoides non-scripta* identified onsite. However, there were numerous records of protected bird and mammal species in the local area (1km radius).

The site was comprised of a limited range of habitat types predominantly comprised of an improved grassland pastoral field bordered by species poor hedgerows and a short treeline. A small parcel of land was located at the northern extent of site and was comprised of a broadleaf woodland copse with associated tall ruderal and scrub habitat, along with a prefabricated storage shed that was bordered to the west by a riparian corridor. In terms of the ecological importance of the site the large improved grassland pastoral field was of low intrinsic ecological value and represented the most suitable area of the site to support the development. The species poor hedgerows, treeline, marginal scrub & tall ruderal habitat and boundary riparian corridor were considered to be of ecological interest on a local context and were likely to be utilised by a variety of species such as birds, foraging & commuting mammals, and potentially small isolated population of reptiles.

It is recommended that any future development retain the boundary hedgerows and riparian corridor, where practicable, to provide continued valuable green/wildlife/dark corridors around the site boundaries. However, if any future development is to result in fragmentation of the hedgerows it is recommended that a detailed hedgerow survey is conducted at an appropriate time of year to inform any required mitigation. Any retained hedgerows will require an appropriate buffer zone to protect the feature from degradation from any adjacent residential curtilage, and the buffer will also allow for management of the hedgerows. A program of enhancement is also recommended for any defunct section of hedgerow and would include the planting of local provenance native species of known benefits to wildlife i.e. fruiting species.

The hedgerows and riparian corridor onsite were considered suitable linear foraging and commuting features for the local bat species and as such their retention as dark corridors is recommended. Further correspondence with the local authority planning ecologist is recommended to establish whether bat activity surveys are required to inform any proposed development and sensitive site lighting. If any future development will result in hedgerow fragmentation further correspondence with the local authority ecologist is required to establish whether Dormice surveys are required onsite.



The small areas of marginal scrub and tall ruderal habitat were considered potentially suitable to support isolated populations of common reptile species and any future vegetation clearance of these habitats should be conducted in a sensitive directional manor towards retained habitat.

Given the high likelihood of bird species breeding on site any future site clearance works of hedgerows, trees and scrub should be undertaken outside the bird breeding season which typically extends from March – August inclusive. Additional considerations for future development relates to the incorporation of bat and bird boxes in any development and the use of soft landscaping species of known wildlife benefit.

## 1.0 INTRODUCTION

- 1.1 Bay Ecology was commissioned by Mr Aled Jones to undertake an ecological appraisal of a parcel of land located immediately west of Trevaughan Road, located outside Carmarthen (Grid Ref: SN 40146 20943) (Appendix I). It is my understanding that the site is to be promoted for inclusion in the new Local Development Plan (LDP) (2018-2033).
- 1.2 The site footprint is comprised of a limited range of habitats comprising dominated by an improved grassland pastoral field border by species poor hedgerows, with a smaller parcel of land located north of the field which includes a storage building, copse of broadleaf trees and associated scrub and tall ruderal margin and standard trees that is bordered to the east by a stream. The site footprint is approximately 1.7 ha in area and is surrounded by agricultural land to the west, the fire station to the south and residential properties to the east and north.
- 1.3 This report provides a summary of the preliminary ecological appraisal undertaken in March 2018, and includes recommendations on any ecological constraints/ opportunities associated with the promotion of the site for inclusion in the LDP.

## 2.1 METHODOLOGY

2.2 In order to establish the baseline ecological conditions on site and in the adjoining habitats, a combination of desk-based consultation and building inspection were undertaken in March/April 2018.

### Desk study

2.3 This element of the work primarily involved consultation with the West Wales Biodiversity Information Centre (WWBIC) to identify any records of rare, protected or notable flora and fauna within the proposed development site boundary (see plan in Appendix I) and surrounding 1 km area.

### Extended Phase I Habitat Survey

2.4 Fieldwork was undertaken on the 29<sup>th</sup> March 2018 by a suitably qualified ecologist and followed standard Phase 1 Habitat Survey protocol (JNCC 1990) as amended by the Institute of Environmental Assessment (1995). All habitats within the proposed development site were classified. All habitats considered having potential to support rare, protected or otherwise notable species of flora and fauna were noted, as were any direct signs of these species (e.g. Badger setts and dung-pits). The survey also incorporated a subjective, ground-based assessment of the potential of mature trees or structures on site to support roosting bats.

2.5 During the field survey, any trees immediately adjacent to the site were assessed for their potential to support roosting bats and were categorised in relation to the bat roosting features (BCT, 2016). The categories are as follows:

- Known or confirmed roost
- High – A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
- Moderate – A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
- Low – A tree of sufficient size and age to contain Potential Roosting Features (PRFs) but with none seen from the ground or features seen with only very limited roosting potential.
- Negligible - Negligible habitat features on site likely to be used by roosting bats.

2.6 Additionally any species listed as a pernicious weed under Schedule 9, Section 14 of the Wildlife and Countryside Act 1981 (as amended) were also noted during the field survey. Examples of such species include Japanese Knotweed *Fallopia japonica* and Himalayan Balsam *Impatiens glandulifera*.

### Limitations

2.7 The extended phase 1 survey was conducted outside the optimum period for this type of survey (May-July) and subsequently much of the spring flowering ground flora was not visible. A full assessment of the ground flora associated with the hedgerows was not therefore possible at the time of writing, and as such an accurate assessment of the hedgerow 'importance' could not be conducted under The Hedgerows Regulations (1997).

## 3.0 RESULTS

### Desk study

3.1 The data provided by WWBIC confirmed that the site did not contain any statutory or non-statutory conservation designations. However, a small area of restored ancient woodland is located 0.5km north west of site. The woodland is of no particular ecological relevance to the application site due to the existing site conditions (habitats dominated by agricultural land) and the physical separation between the application site and the designated sites. The WWBIC species data revealed a record of Bluebell *Hyacinthoides non-scripta* onsite and a Badger *Meles meles* sighting immediately adjacent to the eastern site boundary.

3.2 A number of notable and protected species records were also identified within 1km of the site and within adjacent habitats with connectivity to the application site. These records include Slow-worm *Anguis fragilis* within 300m of the site boundary, and records of mobile species such as Pipistrelle *Pipistrellus sp.* and Brown Long-eared bat *Plecotus auritus* located approx 500m from site.

3.3 No Dormouse *Muscardinus avellanarius* records were identified within 2km of site during the WWBIC search, or as part of the internet search.

## Field Survey

### Overview

3.4 The results of the day-time inspection are summarised in the following sections. The site is comprised of a large improved grassland pastoral field bordered by species poor hedgerow (see limitations) and a short treeline at its north western extent. The field is bordered by Trevaughan Road and residential properties to the east; the firestation to the south and a right of way and agricultural to the west. A small parcel of land is located north of site and contains small stone ruin within a broadleaf copse with associated scrub and tall ruderal habitat. The parcel of land contains a storage shed and is bordered to the west by a stream. See Appendix II for Phase 1 habitat map.

### Improved Grassland

3.5 The majority of the site footprint is comprised of an improved grassland pastoral field (Cover Photo & Photo 1 Appendix II). A small area of improved grassland was also located in the smaller northern parcel of land. The grassland was comprised of such species as Perennial Rye Grass *Lolium perenne*, Ribwort Plantain *Plantago lanceolata*, Annual Meadow Grass *Poa annua*, Dock species *Rumex sp.* and Creeping Buttercup *Ranunculus repens*.

### Species Poor Hedgerow

3.6 The hedgerows that border the improved grassland field were situated upon earth banks and were generally considered to be species poor. However, certain sections did possess a more diverse range of woody species (Photo 2, Target Note 2), and the eastern hedgerow was heavily managed preventing a thorough species identification at the time of year (Photo 3, Target Note 4). The hedgerows included such woody species as Hawthorn *Crataegus monogyna*, Blackthorn *Prunus spinosa*, Holly *Ilex aquifolium*, Goat Willow *Salix caprea*, Sycamore *Acer pseudoplatanus*, Hazel *Corylus avellana* and Pedunculate Oak *Quercus robur*. The hedgerows had an associated ground flora that included Bluebell, Hart's Tongue Fern *Asplenium scolopendrium*, Primrose *Primula vulgaris* and Lesser Celandine *Ficaria verna*.

**Photo 1: Improved grassland field (view looking south)**



**Photo 2: Southern hedgerow (Target Note 2, view looking east)**



**Photo 3: Eastern hedgerow (Target Note 4, view looking south).**



### *Scrub*

3.7 The site generally only possessed small stands of scrub that were dominated by Bramble and were located in the small northern parcel of land and were associated with the woodland copse & prefabricated storage shed margins, and along the riparian corridor (Appendix II, Target Note 6, and Plate 4).

**Photo 4: Bramble scrub associated with northern woodland copse (Target Note 6).**



### *Broadleaf Woodland Copse & Treeline*

3.8 A broadleaf woodland copse was located in the small northern parcel of land (Photo 5, Target Note 7); along with a small treeline located in the north western corner of the large pastoral field (Photo 6, Target Note 10). The woodland copse was located around a ruined stone storage shed. The woodlands were dominated by such species such as Sycamore, Ash, Elder *Sambucus nigra* and, Birch *Betula sp.*.

**Photo 5: Woodland copse view looking south east (Target Note 7).**





**Photo 6: Treeline view looking west (Target Note 10).**



#### *Running Stream & Tall Ruderal Margin*

3.9 A running stream bordered the small parcel of land (to the west) located at the northern extent of site (Photo 7, Target Note 9). The stream flowed from North to South from beneath the Trevaughan Road, which traverses the stream via a bridge, eventually turning 90 degrees at the boundary of the large pastoral field, behind the storage shed. The riparian corridor had flora that included Bramble and ivy, along with tall ruderal habitat that included Nettles *Urtica dioica* and a thick stand of Variegated Yellow Archangel *Lamium galeobdolon subsp. Argentatum* which is currently listed in Schedule 9, Section 14 of the Wildlife and Countryside Act 1981 (as amended), making it an offence "to plant or otherwise encourage" its growth. The stream bed was generally comprised of small stony substrate.

**Photo 7: North western boundary watercourse (Target Note 9, View looking south).**



## **Fauna**

3.10 In the course of the survey, a search for field signs of protected or notable species was undertaken and the potential of the habitats to support these species considered. In the context of this report notable species were those considered to meet any of the following criteria:

- Species protected by British or International law;
- Environment (Wales) Act Section 7 Priority Species or local BAP species;
- Nationally rare or nationally scarce species;
- Species of Conservation Concern (e.g. JNCC Red List, RSPB/BTO Red or Amber Lists)

## *Birds*

3.11 During the survey six different bird species were noted onsite and in adjacent habitat including Mistle Thrush *Turdus viscivorus*, Blue Tit *Cyanistes caeruleus* and Coal Tit *Periparus ater*. The boundary hedgerows and associated marginal scrub were considered capable of offering nesting habitat for local birds. None of the bird species would be considered to be particularly rare or endangered. However, Mistle Thrush is listed as Amber on the lists of species of Conservation Concern in Wales (Johnstone & Bladwell. 2016).

## *Badgers*

3.12 No evidence of badger activity was noted during the survey. However, unidentified mammal paths were recorded onsite and the use of the site footprint for potential foraging habitat could not

be precluded. The WWBIC identified an incidental sighting of a badger immediately adjacent to site (east).

### *Bats*

- 3.13 The majority of the trees onsite within the treeline, copse and hedgerows were considered to be of negligible/low bat roosting potential due to their age and nature providing very limited bat roosting features (BCT, 2016). The hedgerows and riparian corridor were considered to be suitable to offer foraging and commuting resources for the local bat species.
- 3.14 A prefabricated storage shed was located at the northern extent of site (Photo 8, Target Note 8) and was constructed from a lower breeze block wall, with a corrugated metal upper half and roof. The structure was considered to be of negligible bat roosting potential due to its lack of potential bat roosting features (BCT, 2016).



### *Dormouse*

- 3.15 The hedgerows on site contained woody species such as Hazel, Bramble, Blackthorn, and Hawthorn that were considered to offer a potentially suitable mosaic of foraging and nesting habitat for Dormouse *Muscardinus avellanarius*. The hedgerows were also well connected to the surrounding agricultural habitat to the west. A detailed Hazel nut search was not conducted during the field survey due to the small amount of Hazel nuts identified onsite, and as such the presence of Dormice in the boundary hedgerows could not be precluded. However, no records of Dormice were identified during the WWBIC data and internet search.

### *Reptiles*

- 3.16 Small areas of tall ruderal habitat & scrub, along with a riparian corridor were located at the northern extent of the site (Plates 4 & 7, Target Note 6 & 9 respectively) and were considered suitable to offer limited potential habitat for a small isolated populations of common reptile species i.e. Slow-worm. Records of Slow-worm also exist within 300m of the application site (WWBIC data search).

### *Water Vole*

- 3.17 No records of Water Vole *Arvicola amphibius* exist within 2km radius of site, and no evidence of Water Vole was identified along the small section of riparian corridor that bordered the northern extent of site. The stream generally flowed through agricultural land that was intensively managed and as such the presence of the species was considered highly unlikely.

### *Otters*

- 3.18 No evidence of Otter (e.g. spraints, footprints etc.) was identified along the watercourse. However, the closest WWBIC record for the species was a breeding site located on the Tawelan Brook situated 1.2km south of the centre of site. The boundary watercourse was not considered suitable habitat to accommodate holts and rest sites, and was not considered to be a particularly rich foraging resource. However, the use of the watercourse as an occasional commuting corridor could not be precluded.

## **4.0 LEGISLATION, POLICIES AND PLANS**

- 4.1 The following international, national and local legislation and planning policies relating to nature conservation and biodiversity are considered of relevance to the current proposals.

### **National Planning Policy**

- 4.2 In terms of planning policy, a number of over-arching policies are of relevance not least of which are those described within Planning Policy Wales (PPW), which sets out land use planning policies of the Welsh Assembly Government with Chapter 5 dealing with Conserving and Improving Natural Heritage and Coast. The advice contained within PPW is supplemented for some subjects by Technical Advice Notes (TAN's), with TAN 5 addressing Nature Conservation.

### **Technical Advice Note 5 (2016)**

- 4.3 TAN 5 identifies a number of key principles, which the Town and Country Planning system in Wales should incorporate those relevant are detailed below:

- work to achieve nature conservation objectives through a partnership between local planning authorities, CCW, the Environment Agency, voluntary organisations, developers, landowners and other key stakeholders;
- integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time
- ensure that the UK's international obligations for site, species and habitat protection are fully met in all planning decisions;
- Look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally.
- Promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Minimising or reversing the fragmentation of habitats and improving habitat connectivity through the promotion of wildlife corridors;
- Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality;
- The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

## **Environment (Wales) Act, 2016**

4.4 Part 1 of the Environment Act Wales' came into force in May 2016 and sets out the approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory 'principles of sustainable management of natural resources' defined within the Act.

### *Section 6 - Biodiversity and resilience of ecosystems duty*

4.5 Section 6 of the Act places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

### *Section 7 - Biodiversity lists and duty to take steps to maintain and enhance biodiversity*

4.6 This section lists living organisms and types of habitat in Wales which are considered of key significance to maintaining and enhancing biodiversity in relation to Wales. The Welsh Ministers are required to take all reasonable steps to maintain and enhance the living organisms and types

of habitat included in any list published under this section, and encourage others to take such steps.

## **Local Planning Policy**

### ***Carmarthenshire Local Development Plan***

4.7 The Carmarthenshire Local Development Plan (LDP) was adopted on the 10th December 2014. The LDP sets out the spatial vision for the future of Carmarthenshire (excluding that area within the Brecon Beacons national Park) and a framework for the distribution and delivery of growth and development. It sets out land-use planning policies and proposals which are used in the determination of planning applications and in guiding future opportunities for investment and growth. These policies include land-use allocations for different types of development (i.e. housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The LDP, will guide development up to 2021, and will be monitored in accordance with the monitoring framework and periodically reviewed.

#### **Key Policies:**

#### ***Policy EQ4 Biodiversity***

*Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:*

- a. The impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements;*
- b. There are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.*

#### ***Policy EQ5 Corridors, Networks and Features of Distinctiveness***

*Proposals for development which would not adversely affect those features which contribute local distinctiveness/qualities of the County, and to the management and/or development of ecological networks (wildlife corridor networks), accessible green corridors and their continuity and integrity will be permitted. Proposals which include provision for the retention and appropriate*

*management of such features will be supported (provided they conform to the policies and proposals of this Plan).*

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 The combination of desk and field surveys undertaken at the site identified a limited range of habitat types predominantly comprised of an improved grassland pastoral field bordered by species poor hedgerows and a short treeline. A small parcel of land was located at the northern extent of site and was comprised of a small area of improved grassland, broadleaf woodland copse with associated tall ruderal and scrub habitat, along with a prefabricated storage shed that was bordered to the west by a riparian corridor. In terms of the ecological importance of the site the large improved grassland pastoral field was of low intrinsic ecological value and represented the most suitable area of the site to support the development. The species poor hedgerows, treeline, marginal scrub & tall ruderal habitat and boundary riparian corridor were considered to be of ecological interest on a local context and were likely to be utilised by a variety of species such as birds, foraging & commuting mammals, and potentially small isolated population of reptiles. The hedgerows and riparian corridor should be retained where practicable and retained as dark wildlife corridors for commuting mammals and birds.
- 5.2 The extended phase 1 habitat survey was conducted outside the optimum period for a detailed botanical survey (May-July), and subsequently a full assessment of the ground flora associated with the hedgerows was not possible at the time of writing, and as such an accurate assessment of the hedgerow 'importance' could not be conducted under The Hedgerows Regulations (1997). It is recommended that any future development retain the boundary hedgerows and riparian corridor, where practicable, to provide continued valuable green/wildlife corridors around the site boundaries. However, if any future development is to result in fragmentation it is recommended that a detailed hedgerow survey is conducted at an appropriate time of year to inform any required mitigation. Any retained hedgerows will require an appropriate buffer zone to protect the feature from degradation from any adjacent residential curtilage, and the buffer will also allow for management of the hedgerows. A program of enhancement is also recommended for any defunct section of hedgerow and would include the planting of local provenance native species of known benefits to wildlife i.e. fruiting species. The retention of these features with appropriate buffer zones would also satisfy Policy EQ5 of the Carmarthenshire County Council LDP.

### *Bats*

- 5.3 The copse of trees, treeline and trees within the hedgerows around site were considered to be of negligible/low bat roosting potential (BCT, 2016) due to their lack of bat roosting features. However, the boundary hedgerows, tree line and riparian corridors were considered suitable to be utilised as foraging and commuting features around site for the local bat species. It is recommended that any proposed development layout will retain these boundary features with a buffer zone protecting these habitats; and the design of any proposed site lighting should seek to maintain the retained hedgerows, tree lines and riparian corridors in darkness as far as it



practicably possible. Correspondence with local authority ecologist will establish the requirement for any bat activity surveys to inform any proposed development plans and site lighting.

- 5.4 The small storage shed located at the northern extent of site was considered to be of negligible bat roosting potential due to its prefabricated construction and lack of bat roosting features, and does not require any further bat activity survey work if it is to be affected by any proposed development.

#### *Reptiles*

- 5.5 The marginal tall ruderal habitat, scrub and boundary riparian corridor were considered potentially suitable to support small isolated populations of common reptile species such as Slow-worm *Anguis fragilis*. The small areas of suitable reptile habitat were located at the northern extent of site and can potentially be retained as part of any development. However, if the small areas of tall ruderal habitat or scrub are to be lost as part of any proposed development, it is recommended that a sensitive directional vegetation clearance to retained habitats allowing dispersion is adopted. All common reptiles are protected against intentional killing or injury under the Wildlife and Countryside Act 1981 (as amended).

#### *Badger, Otter & Watervole*

- 5.6 No evidence of Badger, Otter and Watervole were identified onsite. However, the utilisation of the habitats onsite for foraging Badgers could not be precluded; and the use of the riparian corridor for foraging and commuting Otter could not be ruled out.

#### *Birds*

- 5.7 The hedgerows, treeline and scrub were considered suitable habitat for breeding birds and it is recommended that these features be retained where practicably possible to maintain these resources. Given the likelihood of birds utilising the hedgerows and scrub, any proposed site clearance works should be undertaken outside the bird-breeding season (i.e. clearance between September and March inclusive) or preceded by a visual check for nesting birds. All wild birds are protected against killing and injury under the Wildlife and Countryside Act 1981 (as amended) and their nests against damage or destruction whilst in use or being built.

#### *Dormice*

- 5.8 The presence of Dormice, utilising the boundary habitats onsite, could not be precluded. However, the boundary hedgerows did represent suitable foraging, commuting and nesting habitat. Any proposed development should maintain these boundary habitats, where practicably possible, to provide a functional green/wildlife corridor satisfying Carmarthenshire Local Development Plan Policy EQ5. The strengthening of these boundary hedgerows with native species planting of benefit to wildlife; and the presence of a suitable buffer zone between any

proposed development and the boundary features will further enhance and maintain these wildlife corridors. The dormouse is strictly protected under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). The deliberate capturing, disturbing, injuring and killing of dormice is prohibited, as is damaging or destroying their breeding sites and resting places (simplified legislation text). Further correspondence with the local authority ecologist is needed to identify the requirement for any survey work.

- 5.9 Additional considerations for any the inclusion in any future LDP relates to the incorporation of bat and bird boxes in any proposed development and the use of soft landscaping species of known wildlife benefit.

## REFERENCES

Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines*. Third Edition. Bat Conservation Trust, London.

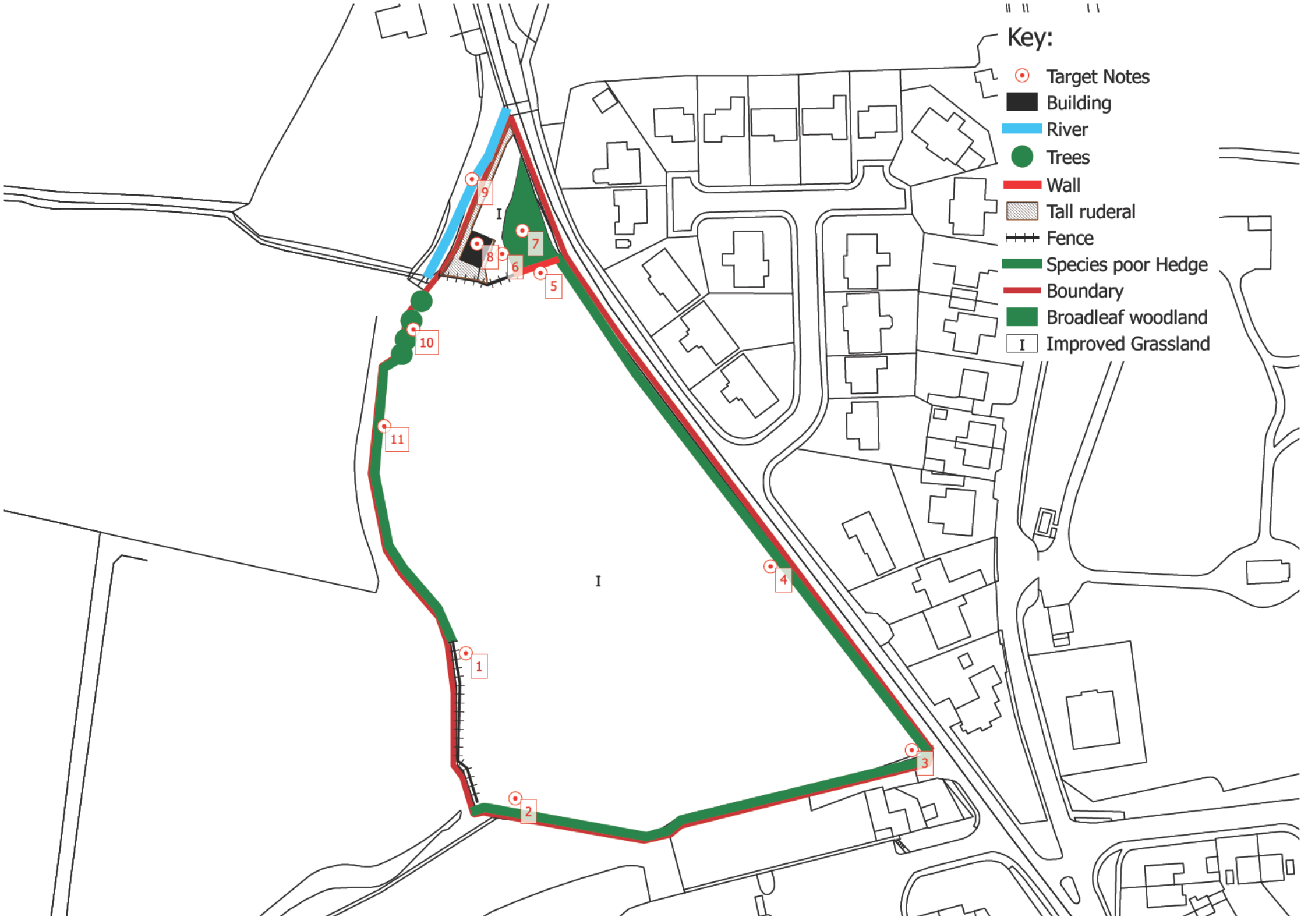
EUROPA. (2007). *Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC; Final version, February 2007.*  
[http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index\\_en.htm](http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm)

Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004), 3rd Edition Bat Workers' Manual, 178 pages b/w photos, softback, ISBN 1 86107 558 8

Johnstone, I. & Bladwell, S.(2016). *Birds of Conservation Concern in Wales 3: The population status of birds in Wales*. RSPB.

Joint Nature Conservation Committee (JNCC). 1990. *Handbook for Phase I Habitat Survey. A technique for environmental audit*. JNCC, Peterborough.

## APPENDIX I SITE LOCATION PLAN



Key:

- Target Notes
- Building
- ▬ River
- Trees
- ▬ Wall
- ▨ Tall ruderal
- ▬ Fence
- ▬ Species poor Hedge
- ▬ Boundary
- Broadleaf woodland
- I Improved Grassland

Target notes 5, 6, 7, 8, 9 are clustered in the upper-left section of the map, near a river and a building. Note 9 is on the riverbank, while notes 5, 6, 7, and 8 are near a building and a wall.

Target notes 10 and 11 are located along a line of trees on the left side of the map. Note 10 is at the top of the tree line, and note 11 is further down.

Target note 1 is located at the bottom-left corner of the map, near a fence and a wall.

Target note 2 is located at the bottom of the map, near a wall and a road.

Target note 4 is located in the middle-right section of the map, near a road and a building.

Target note 3 is located at the bottom-right corner of the map, near a building and a road.

## APPENDIX II TARGET NOTES AND PHASE 1 MAP

Target Note	Description/Comment
	Bird species: House Sparrow, Magpie, Mistle Thrush, Starling, Blue Tit, Pied wagtail, Robin
1	Wire fence in defunct part of hedgerow.
2	Hedgerow generally species poor with some diverse sections on an earth bank. Species Ash, Hazel, Hawthorn, Birch, Rose sp., Sycamore, Beech. Flora – Bluebell, Hart's Tongue fern, Lesser Celandine, Nettle, Bramble, Primrose.
3	Thistle sp. corner.
4	Heavily managed hedgerow dominated by Hawthorn, Sycamore, Elder, Holly, Hazel, Ash on earth bank. Flora – Snowdrop, Primrose, Nettle.
5	Stone wall.
6	Overgrown Bramble.
7	Broadleaf woodland copse around stone ruined storage structures. Species include Sycamore, Elder, Birch, Ash.
8	Prefabricated storage shed with marginal scrub.
9	Riparian corridor and stream. Variegated Yellow Archangel.
10	Standard broadleaf treeline.
11	Species poor hedgerow – Hawthorn, Willow, Sycamore

# Appendix E

Flood map (NRW)

Tr

**Map Perygl Llifogydd / Flood Risk Map**

**Allwedd / Map Key**

— Flood Defences

Risk of Flooding from Rivers & Sea

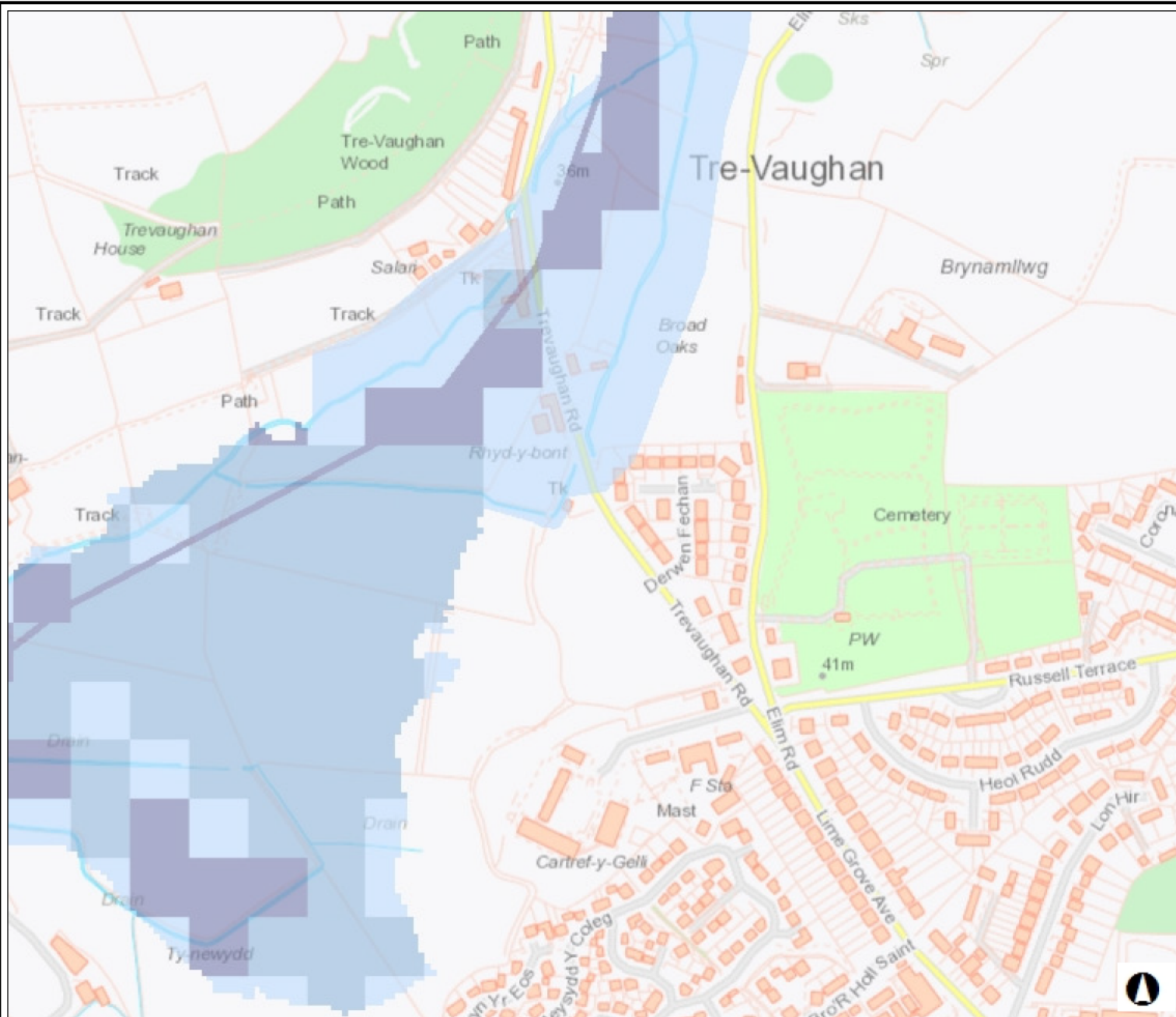
■ High

■ Medium

■ Low

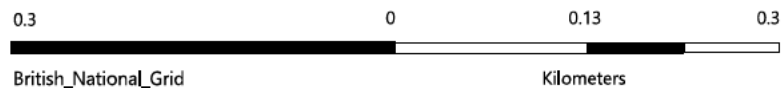
■ Very Low

■ Risk of Flooding from Reservoirs - Extent



**Graddfa / Scale** 1:5,000

**Dyddiad / Date**  
17/04/2018



Ceir rhestr lawn o delerau ac amonau yn <https://naturalresources.wales/rhybuddsafonol> neu drwy gysylltu ag [ymholiada@cyfoethnaturiolcymru.gov.uk](mailto:yhmoliada@cyfoethnaturiolcymru.gov.uk). A full list of terms and conditions is available from the <https://naturalresources.wales/StandardNotice> or by contacting [enquire@naturalresourceswales.gov.uk](mailto:enquire@naturalresourceswales.gov.uk) © Crown copyright and database rights 2017 Ordnance Survey 100019741, Geological Mapping: British Geological Survey ©NERC, Centre for Ecology & Hydrology © NERC (CEH), Defra and Met Office © Crown copyright, © Cranfield University, © James Hutton Institute, Land & Property Services © Crown copyright and database right.



# Appendix F

## **Miscellaneous Information**

- Public Footpath Map
- Bus Stop
- Historical Map 1935 - 1936
- Active Travel - Integrated Network Map

# Public Footpaths



0 20 40 60m

Graddfa  
Scale  
1:2500

Canol y Map  
Map Centre  
[240185.4,220961.7]

Dyddiad  
Date  
17/04/2018

# Bus Stops



0 20 40 60m

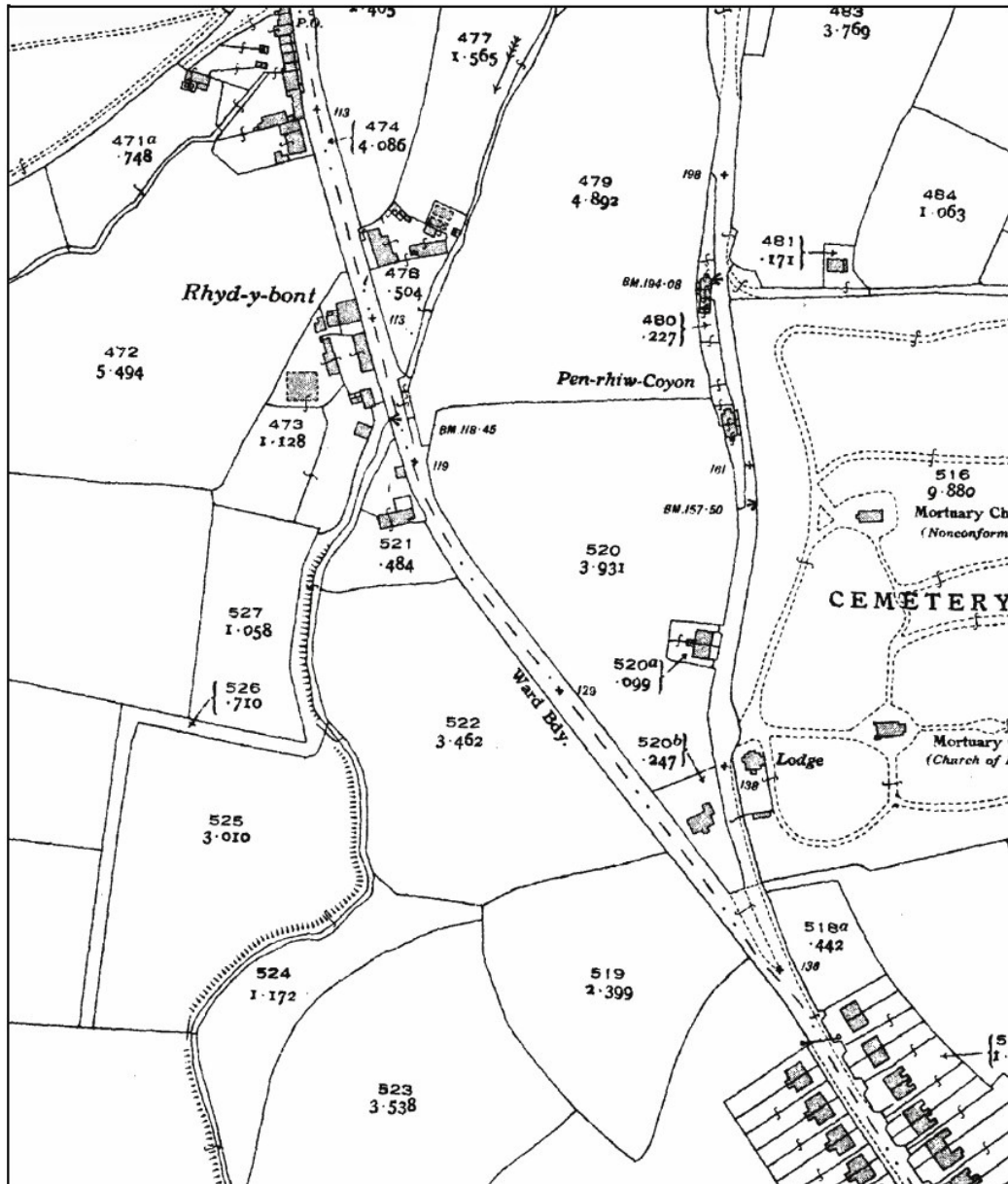
Graddfa  
Scale  
1:2500

Canol y Map  
Map Centre  
[240185.4,220961.7]

Dyddiad  
Date  
17/04/2018

© Hawfaint y Goron a hawliau cronfa ddata 2018. Arolwg Ordnans 100023377  
© Crown Copyright and database rights 2018. Ordnance Survey 100023377

# Historical Map 1935 - 1936



Graddfa  
Scale  
1:2500

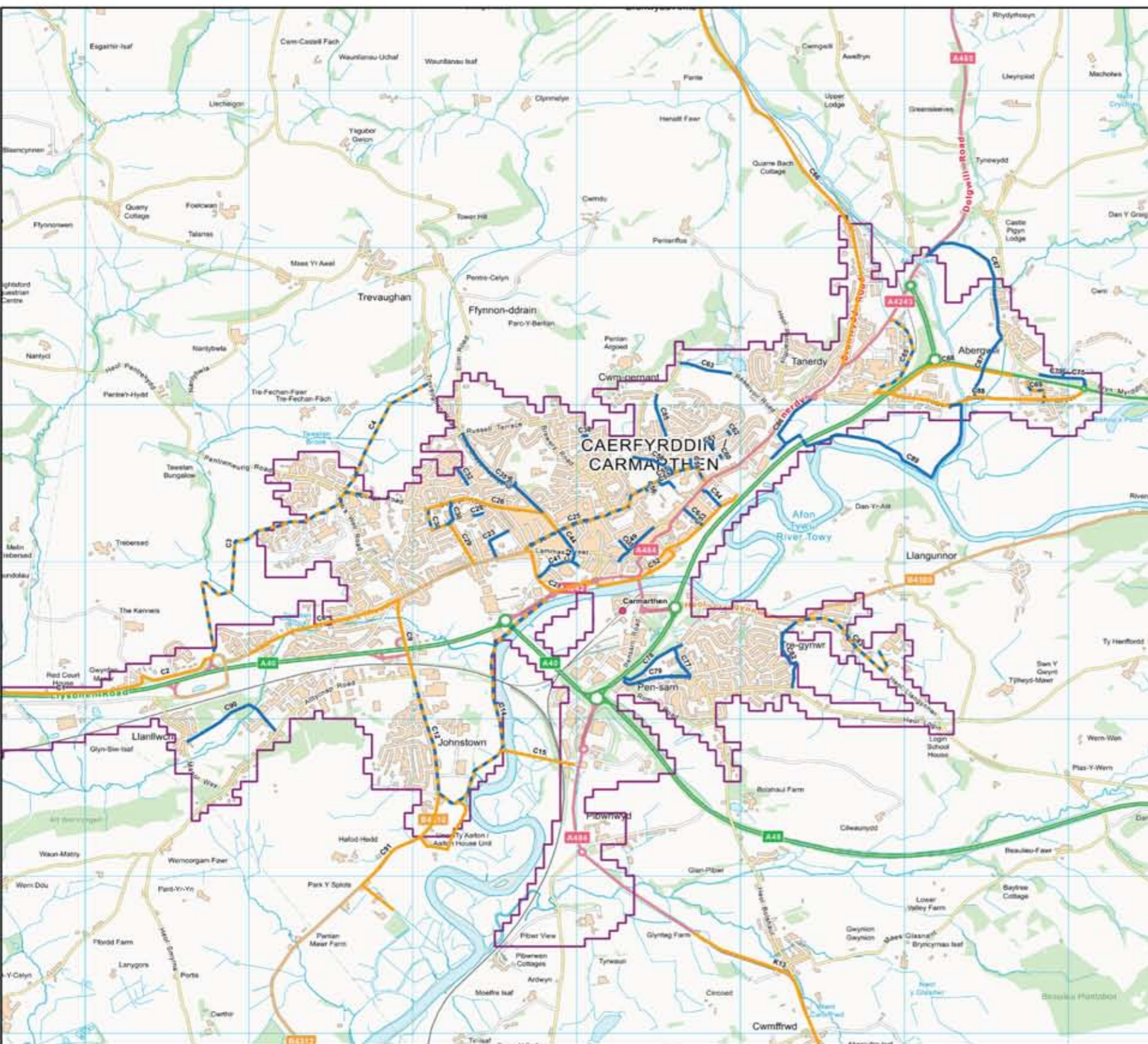
Canol y Map  
Map Centre  
[240185.4,220961.7]

Dyddiad  
Date  
17/04/2018

# Carmarthen INM

Produced by the Active Travel web site. Gynhyrchwyd gan y wefan Teithio Llesol.

Cyngor Sir Gâr / Carmarthenshire County Council  
Neuadd y Sir / County Hall  
Caerfyrddin / Carmarthen  
Sir Gaerfyrddin / Carmarthenshire, SA31 1JP



## Legend / Eglurhad

- Integrated Network Walking
- Integrated Network Cycling
- Integrated Network Shared Use
- Built-up areas / Ardaloedd Adeiledig
- Admin Areas / Ardaloedd Gweinyddol



© Crown Copyright and database right 2014. Ordnance Survey 100021874. Welsh Government. © Hawlfraint a hawliau cronfa ddata'r Goron 2014. Rhif Trwydded yr Arolwg Ordnans 100021874. Whilst the Welsh Government have made every effort to ensure that the information on this website is accurate and up-to-date, the Welsh Government takes no responsibility for any incorrect information. The data is compiled from Public Rights of Way, Ordnance Survey ITN, Ordnance Survey ITN Urban Path and aerial photography derived data supplemented by field survey. The online map is provided for guidance only and is not a legal record. Er bod Llywodraeth Cymru wedi gwneud pob ymdrech i sicrhau bod y wybodaeth ar y wefan hon yn gywir ac yn gyfredol, mae Llywodraeth Cymru yn cymryd unrhyw gyfrifoldeb am unrhyw wybodaeth anghywir. Lluniwyd y data o hawliau tramwy cyhoeddus, RhTI yr AO, Llwybrau Trefol RhTI yr AO a data sy'n deillio o ffotograffau o'r awyr wedi'i ategu gan arolwg maes. Yn y map ar-lein yn darparu canllaw yn unig ac nid yw cofnod cyfreithiol.

