

Consultation Ref: SeC6/(iii) (SR/069/001 and SR/069/003)

Objection to the inclusion of the Proposed Residential Development of Ref: SeC6/(iii), (SR/069/001 and SR/069/003) Fforest, Carmarthenshire in the Local Development Plan.

We wish to formally object to any proposal for residential development, Ref: SeC6/(iii) (SR/069/001 and SR/069/003) Fforest, for the following planning reasons:

1. Privacy

One of our primary requirements when we were researching a potential residential home was to have good privacy around the property as we were planning to start a family.

Our chosen property at Oak House, 52 Fforest Road gives us that privacy especially in the rear garden which overlooks the potential development. We have high garden fencing to each side and a moderately high fence at the rear. This works exceptionally well now that we have a 19 month-old, very active daughter.

Our concerns should any development be approved is the potential intrusion into our privacy and the need to incur cost to prevent oversight.

2. Loss of countryside, harm to landscape character and permanent damage to the local environment

The sites currently form part of the open countryside surrounding Fforest and provides an important visual and physical buffer between the existing settlement and the wider rural landscape.

Development of these sites would result in the loss of greenfield land and would extend the built form of the village further into the countryside. This would erode the rural character of the area, weaken the existing settlement boundary and contribute to urban sprawl, causing lasting harm to the landscape and visual amenity of Fforest.

The land included in this LDP borders an area which has been specified to be a Site of Special Scientific Interest (S.S.S.I.).

We would urge you to prioritise 'Brownfield' sites which have the two-fold benefit of redeveloping less attractive land and less reliance on farming and generally attractive and more healthy and beneficial countryside

3. Drainage and Flood Risk

The sites comprise wet grazing land with known drainage constraints. Previous development in the immediate vicinity has reportedly encountered difficulties associated with underground springs and groundwater conditions. There are also concerns that attenuation measures installed as part of nearby developments have experienced capacity issues during periods of prolonged or heavy rainfall.

Given these known constraints, there is a significant risk that development could exacerbate existing drainage and surface water management problems. Before any development is considered acceptable, it should be clearly demonstrated that there will be no increased risk of flooding, surface water runoff, or adverse effects on neighbouring land and properties.

Specifically, the risk that garden fertilisers and other common chemicals cannot leach into underground streams, ponds or pollute the river Loughor should be tested under a range of weather conditions.

4. Biodiversity and Ecological Impact

The land contributes to local biodiversity and ecological connectivity and provides habitat for wildlife within the wider landscape. Development would inevitably result in habitat loss, fragmentation and disturbance.

Any proposal should be supported by comprehensive ecological assessments demonstrating how biodiversity will be protected and enhanced. In the absence of clear evidence that ecological impacts can be adequately addressed, development would be inappropriate.

5. Traffic, Highway Safety and Accessibility

Additional housing on these sites would generate increased traffic movements on local roads that are already subject to congestion, particularly during peak periods.

Of particular concern is the impact on access routes connecting to the A48, where traffic delays and safety concerns are already experienced by local residents. The cumulative impact of this development, together with existing and proposed developments within the wider river Loughor corridor and neighbouring authority areas, should be fully assessed before any development proceeds.

6. Pressure on Local Infrastructure and Services

The local community already experiences pressure on essential services, including GP surgeries, pharmacies and dental practices. Although Fforest lies within Carmarthenshire, many residents rely upon facilities in Pontarddulais due to proximity and accessibility.

Any further residential development would increase demand on services that are already operating at or near capacity. There is insufficient evidence that the necessary infrastructure exists, or can be provided, to support the scale of development proposed.

7. Previous Planning Assessments

Previous planning assessments have indicated that sufficient residential land was already available within the area and that further allocations were not required. It is therefore questionable whether there remains a demonstrable need to develop this site, particularly when balanced against the environmental and infrastructure constraints that exist.

8. Cumulative Impact on the Community

Fforest has experienced considerable residential growth over recent decades. The cumulative effect of ongoing development is placing increasing pressure on local infrastructure, transport networks and community facilities, whilst gradually eroding the distinct rural character of the village.

The cumulative impact of further development should be carefully considered before any approval is granted.

Conclusion

For the reasons outlined above, I respectfully object to the development of Ref: SeC6/(iii) (SR/069/001 and SR/069/003). The proposal would result in the loss of valuable countryside, raise significant concerns regarding drainage and flood risk, adversely affect biodiversity, increase traffic congestion and pressure on local services and contribute to the continuing erosion of the rural character of Fforest.

I therefore request that this site is not approved for residential development and that their environmental, infrastructure and community value is fully recognised and protected.

Yours faithfully,

Doctor Benjamin Dicken

Miss Eliza Lauchlan Evans

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