

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.

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.

Loss of Countryside, Harm to Landscape Character and Potential act of Environmental Vandalism

The sites currently form part of the open countryside surrounding Fforest and provide 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.). To keep developing this area could be deemed to be an act of environmental vandalism.

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.

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.

Loss of privacy / overlooking and harm to residential amenity

Allocation of this site would unacceptably harm the privacy and amenity of existing homes on Fforest Road and Clos Benallt Fawr. The site sits on ground directly to the rear of these properties, creating clear, direct lines of sight into principal rooms and private rear gardens. Given typical plot depths of around 10–12 metres, it is not possible to achieve acceptable back-to-back separation distances or screening without materially reducing capacity. The allocation therefore, potentially conflicts with building policy requiring protection of neighbours' amenity, appropriate outlook, and avoidance of overlooking/overbearing effects. Any mitigation (e.g. landscape buffers, limited heights) would potentially undermine the stated yield, indicating the site is not suitable for allocation.

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, due to proximity and accessibility, most residents rely upon the facilities situated in Pontarddulais, which is in the City and County of Swansea.

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.

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 these sites, particularly when balanced against the environmental and infrastructure constraints that exist.

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.

Welsh Language and Community Cohesion

Consideration should also be given to the potential impact of large-scale housing development on the social and linguistic character of the local area. Any proposal should demonstrate how it supports and sustains the existing community and contributes positively to the objectives of maintaining and promoting the Welsh language.

Conclusion

For the reasons outlined above, we 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.

We therefore request that these sites are not approved for residential development and that their environmental, infrastructure and community value is fully recognised and protected.

Huw and Menna Watkins,

