

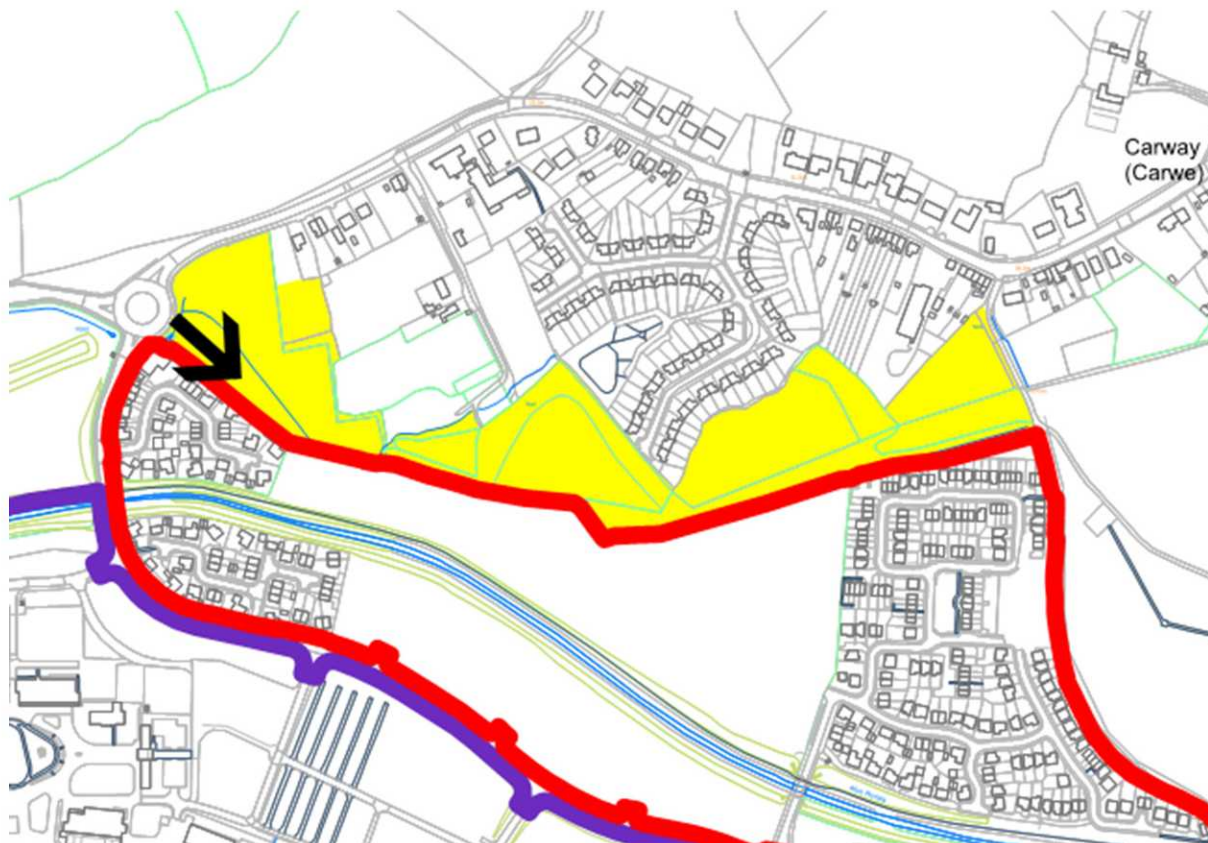
## Site 2 Land adjacent to Culla Road roundabout (B4137)

**Site area:** 5.3ha

**Proposed Use:** Housing

**Ownership/Control:** The proposer owns/controls the land proposed.

### The Site



**Figure 1:** Site extent shown in yellow

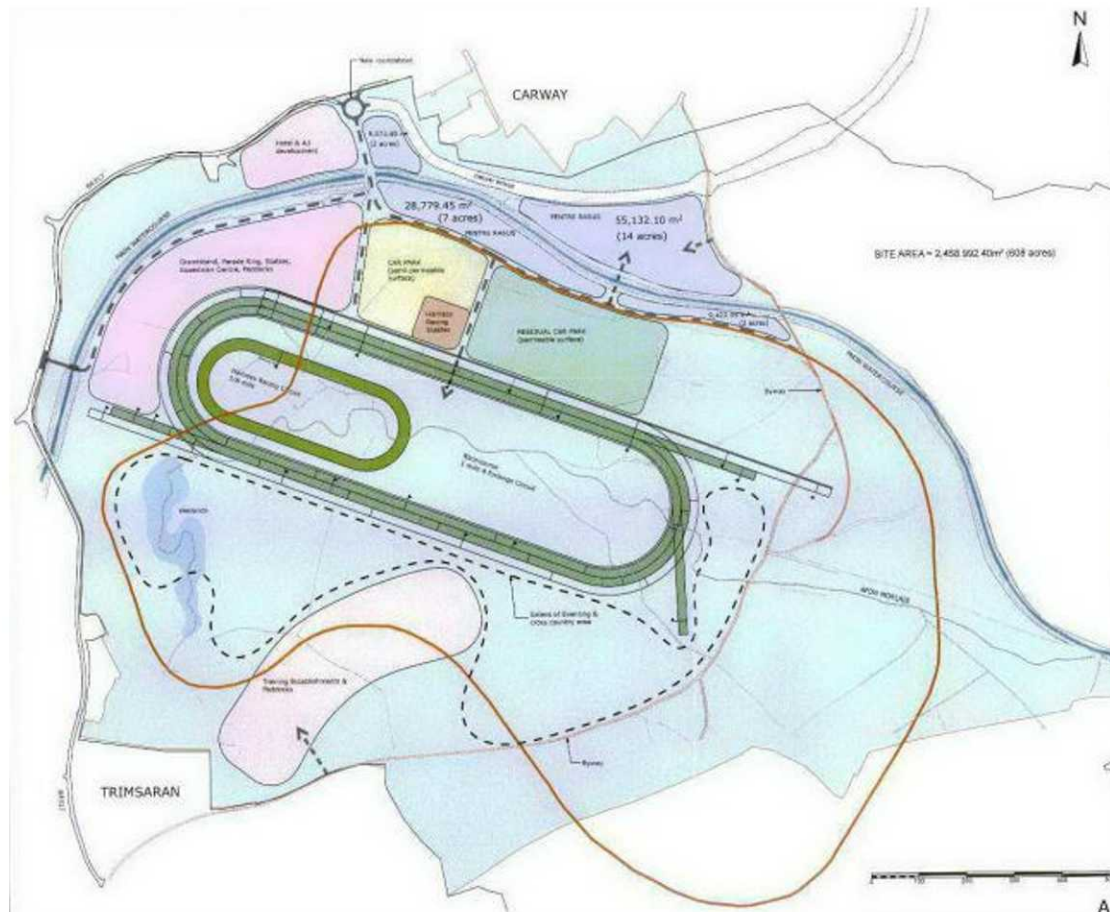
The irregular shaped site measures approximately 5.3ha and lies to the north of existing and proposed housing at Ffos Las racecourse, between Ffos Las and the established settlement of Carway. The site is outlined in yellow on the accompanying Candidate Sites Plan attached at **Appendix A.**

The site comprises a mix of marshy grassland and woodland. There are no buildings on the site. The site is not currently in use. As illustrated on Figure 1 above, the site is bounded by the built-up development of Carway on its northern boundary and the Persimmon residential development being delivered on land immediately to the south.

The site is not currently served by a vehicular access however there is access potential from Culla Road roundabout to the west (see black arrow in Figure 1 above). Secondary access is available to

the south via Heol Dyffryn Aur with access rights retained through the Permission development to the south.

## Planning History



**Figure 2:** Ffos Las outline masterplan permitted pursuant to pp ref: S/11568

The subject land forms part of the wider Ffos Las racecourse site which benefits from outline planning permission for mixed use development including: racecourse, and associated equestrian development, bar and restaurant and cafes, hotel and restaurant, public house, housing (up to 250 dwellings – sewage disposal being a restrictive factor) and associated infrastructure and landscaping. (pp ref: S/11568).

Detailed reserved matters approval was subsequently granted by the Council in June 2008 (application no. W/18133) to Persimmon Homes, for the development of 277 dwellings (following negotiations with DCWW, ratified by Carmarthenshire CC) which is now substantially complete. Outline planning permission for the development of a further 280 houses on 9.15ha (22.6 acres) of land at Ffos Las was granted by the Council in June 2012 (application no. W/20882). Permission to implement this consent was extended by a subsequent application (no. W/31428) which was granted in May 2018.

Accordingly, the subject site benefits from the wider grant of outline planning permission for the Ffos Las racecourse and associated development. Furthermore, the land directly adjacent to the site to the south is being delivered for residential development; Persimmon has completed 270 dwellings and the remainder of this land benefits from planning permission for a further 280 houses (pursuant to consent pp ref: W/20882).

### Site characteristics

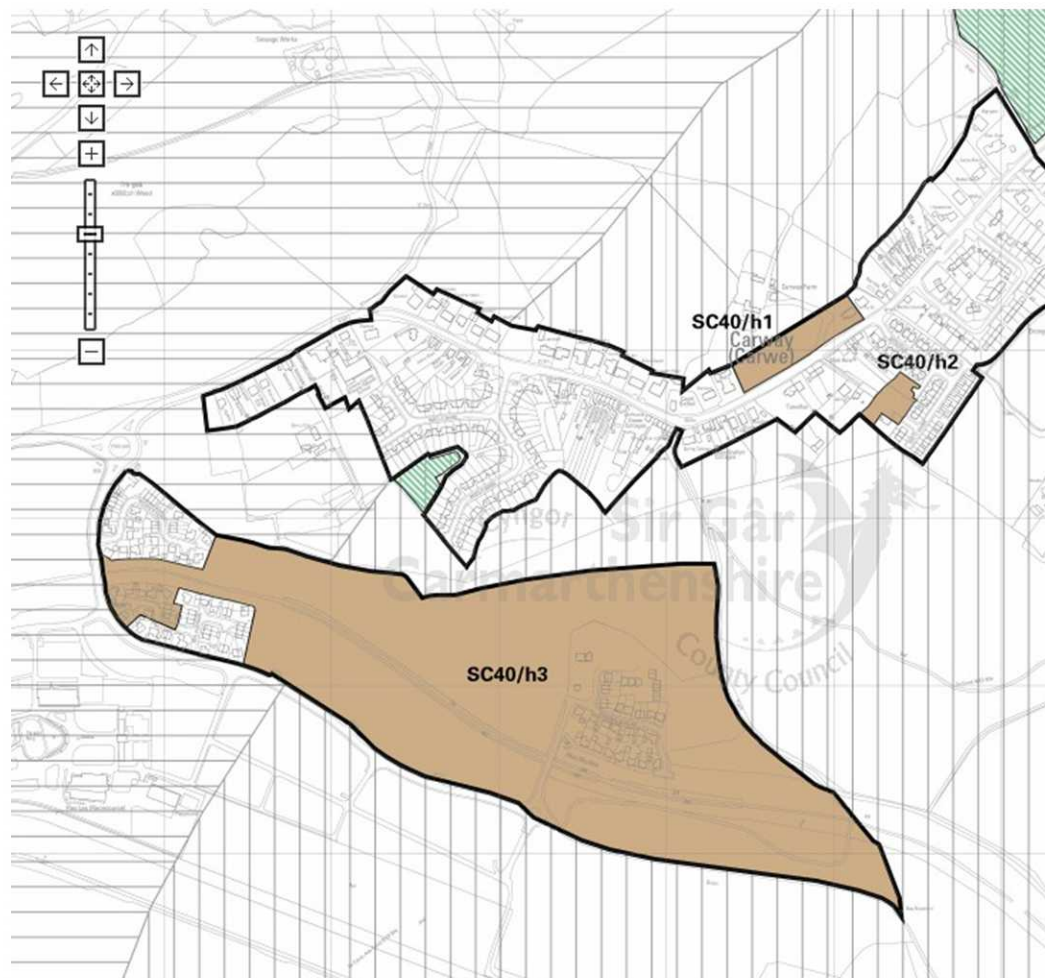


**Figure 2:** View of the site looking south from B4137.

The site is relatively flat. The majority of the site constitutes marshy grassland with some woodland planting. There are no existing buildings on the site. The site slopes gently downwards from the north to the south towards the Afon Morlais. The site is bounded on its southern side by housing – the recently developed Persimmon site forms a backdrop. There is good access potential from the B4137 roundabout.

Directly north of the site is the built-up development limits of Carway. The nearest existing residential properties are therefore found directly north and south of the site. Delivery of the site for additional housing does not give rise to neighbouring amenity impact concerns; housing is a compatible land use to the site's immediate residential surroundings.

### Relationship to settlement boundary



**Figure 3:** LDP Proposals Map.

The site is not currently allocated in the Carmarthenshire LDP. The settlement of Carway lies directly north of the site along Culla Road. The site sits between the settlement limits of Carway and housing allocation SC40/h3 (shaded brown area to the south). Trimsaran lies approximately 2km to the south.

The proximity of Ffos Las racecourse, Carway and Trimsaran means that a good array of employment opportunities lies within close proximity of the site.

The sustainability of this location has been established, in part by the allocation and delivery of housing allocation SC40/h3 and the permitting of the commercial development proposals on land at Ffos Las racecourse. The directing of further growth to this area is important; it will ensure there is a co-location of housing and services to sustain the local population and prevent unsustainable out-commuting.

As set out above, the adjacent land benefits from planning permission for residential and mixed commercial uses. In addition to Ffos Las racecourse, other nearby facilities include:

- Carway Post Office 1km

- Carway Primary School 1km
- Siloh Baptist Chapel (Carway) 1.5km
- Trimsaran Post Office 1.5km
- Trimsaran Leisure Centre 1.5km
- Trimsaran Gospel Hall 1.8km
- Trimsaran Social Club 1.8km
- Trimsaran Primary School 2km

## Ecology

A completed Site and Habitats Checklist and Protected and Priority Species Checklist is provided at **Appendix B**.

Development is not likely to affect a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site. The site does not affect any Site of Special Scientific Interest (SSSI).

The site is not adjacent to a known Local Nature Reserve (LNR) or Site of Importance for Nature Conservation (SINC). The site is not known to be, or adjacent to, a Regionally Important Geological Site (RIGS).

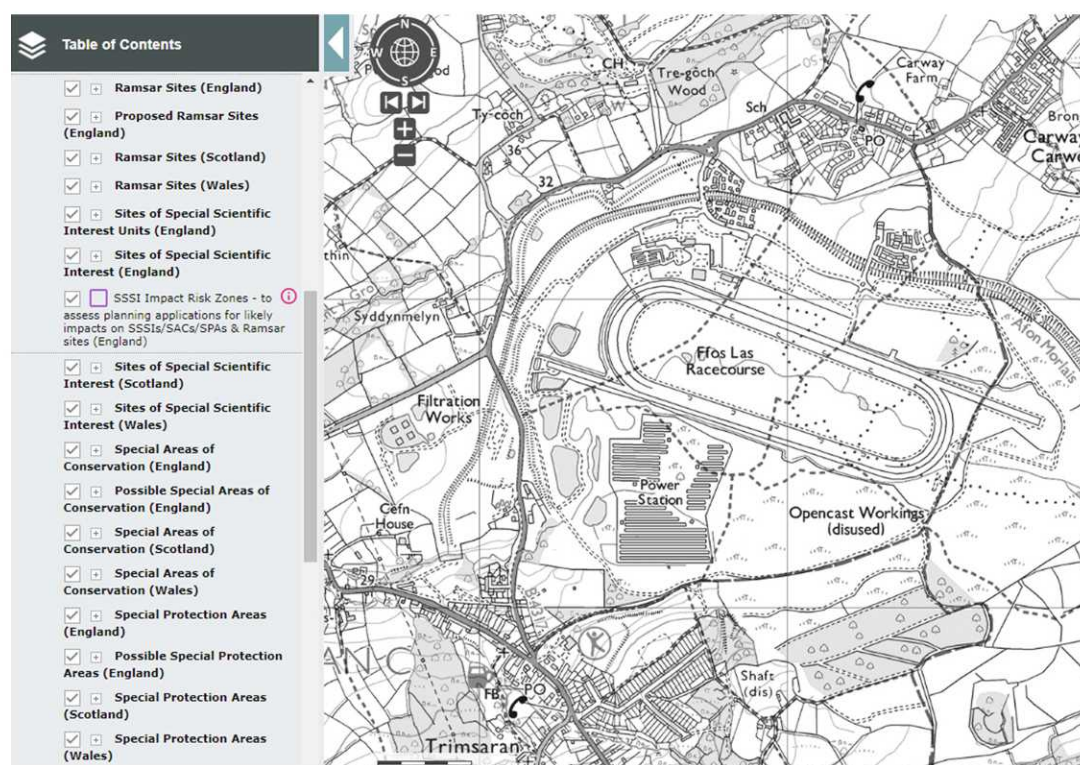


Figure 4: Magic GIS extract

## Flooding



**Figure 5:** TAN15 DAM Flood Map extract

The site lies in Zone A and is at low risk of flooding.

## Archaeology

The site has no known archaeological potential.

## Access Potential/ Highways considerations

The site has excellent access potential from the B4327 Culla Road roundabout and there is secondary access to the south via Heol Dyffryn Aur with rights retained through the Permission site to the south. Future access to the site could integrate with the wider highway network in a manner similar to the recently consented/developed land to the south of the site.

## Infrastructure Connections

We understand the site benefits from water, gas, electricity and telecommunications drainage infrastructure. There is good potential to connect to existing mains water/sewerage infrastructure. Connections to the public DCWW sewers are understood to be available subject to DCWW approval. DCWW capacity improvements are understood to be planned and/or being implemented.

## Land ownership/ Site Delivery

The site is deliverable in the short term i.e. 2021-2024, medium term: 2024-2029 or long term: 2029-2033.



The site is in sole ownership and is available to be delivered in the short term.

**Land value**

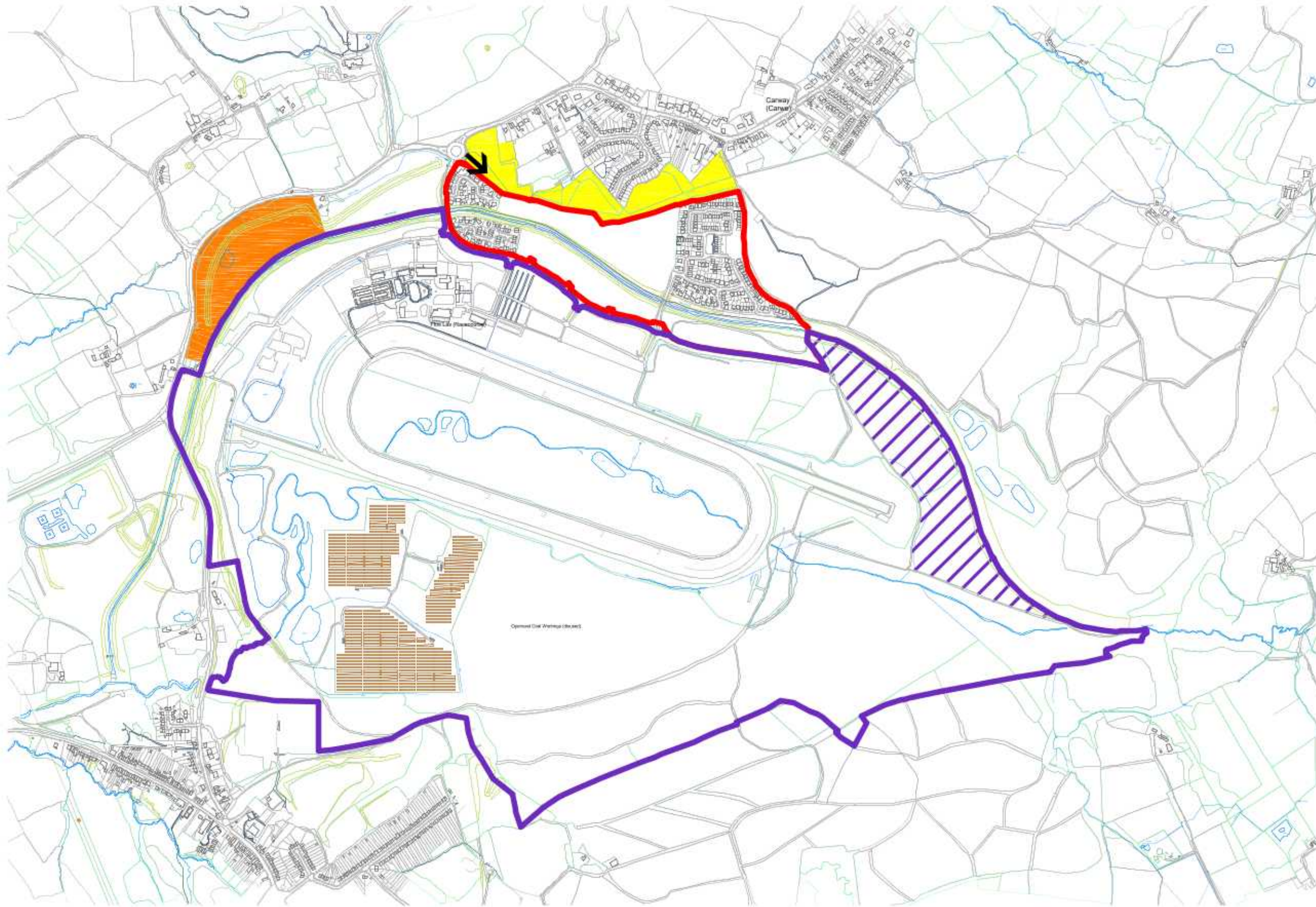
Land is estimated to be worth c/£500k-£750k per hectare.



## **Appendix A – Candidate Sites Plan**



**Ffos Las Ltd**  
**Carmarthenshire LDP**  
Candidate sites



**Key**

-  Land with planning permission for housing
-  Candidate site 1: housing
-  Candidate site 2: housing
-  Candidate site 3: tourism
-  Area proposed for log cabins
-  Proposed road access:

0 100 200 300 400 500 metres  
Scale 1:10,000 @ A3



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## **Appendix B - Site and Habitats Checklist and Protected and Priority Species Checklist**

## 10. BIODIVERSITY CHECKLISTS - A GUIDE TO DEVELOPERS

- 10.1 Applicants/developers are strongly advised to utilise and complete the checklists below for all development proposals and may be presented as part of any pre-application discussions.
- 10.2 Their purpose is to help applicants and developers identify where their proposed development could have an impact on relevant protected sites, species and habitats and to provide a clear, transparent process for both applicant 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 the 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 <b>Special Area of Conservation (SAC)</b>, <b>Special Protection Area (SPA)</b> or <b>Ramsar site</b>?</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 submitted as part of any application, if considered necessary the scope of any assessment can be agreed with the planning ecologist.</p>	<p>Yes* <input type="checkbox"/>      No <input checked="" type="checkbox"/></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>	

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.

#### Nationally important sites

Does the proposed development affect a **Site of Special Scientific Interest (SSSI)**?

Yes  No

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.

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.

#### Regional and local sites.

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)**?

Yes  No

### Protected and Priority Species (Species of Principal Importance) Checklist

Development Proposal	Yes/No	European Protected Species				Nationally Protected Species							Priority Species										
		Bats	Otter	Dormouse	Harbour Porpoise	Water vole	Marsh Fritillary	Red Squirrel	Badger	Barn Owl	Peregrine	Breeding Birds	Other Protected Birds	Pine Marten	Invertebrates	Reptiles	Birds	Mammals	Plants	Fungi	Invertebrates	Herptile (amphibian & Reptile)	
Proposed development which includes the modification, extension, conversion, demolition or removal of buildings and structures and / or proposals including the following:	No																						
<ul style="list-style-type: none"> <li>demolition of buildings, and changes affecting the roof (e.g. house extensions, loft conversions, re-roofing, extensions;</li> <li>works affecting buildings such as churches, chapels, listed buildings, schools, offices, commercial premises, hotels, pubs, hospitals and derelict buildings;</li> <li>work affecting of demolition of agricultural buildings (e.g. farmhouses, barns, outbuildings, Dutch barns, livestock buildings particularly of traditional brick or stone construction and/or with exposed wooden beams greater</li> </ul>																							

Development Proposal	Yes/No	European Protected Species				Nationally Protected Species							Priority Species											
		Bats	Otter	Dormouse	Harbour Porpoise	Water vole	Marsh Fritillary	Red Squirrel	Badger	Barn Owl	Peregrine	Breeding Birds	Other Protected Birds	Pine Marten	Invertebrates	Reptiles	Birds	Mammals	Plants	Fungi	Invertebrates	Herptile (amphibian & Reptile)		
<ul style="list-style-type: none"> <li>than 20cm thick;</li> <li>buildings pre-1914 which are within 400m of woodland and/or water or pre- 1914 buildings with gable ends or slate roofs regardless of location;</li> <li>tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;</li> <li>bridge structures, aqueducts and viaducts (especially over water and wet ground).</li> </ul>																								
Buildings within 200m of a woodland and or water (subject to the specifics of the proposal).	Yes																							
Buildings located within or immediately adjacent to woodland and or immediately adjacent to water.	Yes																							
Proposals for floodlighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water.	No																							

Development Proposal	Yes/No	European Protected Species				Nationally Protected Species								Priority Species								
		Bats	Otter	Dormouse	Harbour Porpoise	Water vole	Marsh Fritillary	Red Squirrel	Badger	Barn Owl	Peregrine	Breeding Birds	Other Protected Birds	Pine Marten	Invertebrates	Reptiles	Birds	Mammals	Plants	Fungi	Invertebrates	Herptile (amphibian & Reptile)
Proposals affecting woodland, field hedgerows, hedgebanks, stone walls etc and/or lines of trees and other features of connectivity such as scrub, notably linked to woodland or water bodies.	Yes	■	■	■				■			■				■	■	■	■				■
Tree work incorporating felling, removal and or lopping and/or development affecting:	Yes																					
<ul style="list-style-type: none"> <li>old and veteran trees of over 100 years old;</li> </ul>		■									■						■					
<ul style="list-style-type: none"> <li>trees with obvious holes, cracks or cavities, flaking bark, exposed tears and/or splits</li> </ul>		■									■						■					
<ul style="list-style-type: none"> <li>trees with a girth greater than 1m at chest height</li> </ul>		■									■						■					
<ul style="list-style-type: none"> <li>woodland.</li> </ul>		■		■				■	■		■	■				■	■	■				
Proposals for wind turbines, single and multiple.	No	■										■				■						
Hydro schemes	No		■			■												■				
Solar Schemes	No							■			■				■							

Development Proposal	Yes/No	European Protected Species				Nationally Protected Species							Priority Species									
		Bats	Otter	Dormouse	Harbour Porpoise	Water vole	Marsh Fritillary	Red Squirrel	Badger	Barn Owl	Peregrine	Breeding Birds	Other Protected Birds	Pine Marten	Invertebrates	Reptiles	Birds	Mammals	Plants	Fungi	Invertebrates	Herptile (amphibian & Reptile)
Proposals affecting or within 200m of rivers, streams, canals, lakes, ponds, reed beds, marshy grassland or other aquatic habitats (subject to the specifics of the proposal).	Yes		■		■	■						■			■	■		■				
Proposals located within or immediately adjacent to:	No																					
<ul style="list-style-type: none"> <li>Quarries or gravel pits.</li> </ul>		■						■			■			■				■				■
<ul style="list-style-type: none"> <li>Natural cliff faces and rock outcrops with crevices or caves and swallets.</li> </ul>									■		■			■	■	■		■				■
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.	No							■			■			■	■	■		■			■	
Proposals affecting rank or species-rich grassland or scrub	No			■			■				■			■	■	■		■			■	
Proposed development affecting any buildings, structures, feature or locations where protected/priority species or habitats are known to be present.*	No		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

\* Confirmed as present by either a data search via the Local Records Centre or as notified to the developer by the LA, and/or by NRW or other nature conservation organisation.