

Carmarthenshire Replacement Local Development Plan
2018 - 2033
Policy Support Statement

Policy HOM3 (Homes in Rural Villages)

March 2023



Summary

Proposal

Policy Support Statement – Policy HOM3 (Homes in Rural Villages)

Date

March 2023

Project Reference

18.157

Client

T.H James and M.A. Tomos

Product of

Asbri Planning Limited
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Cardiff
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Appendix A: Broad Oak Candidate Site Submission

1. Introduction

1.1 Further to Carmarthenshire County Council's 'Second Deposit Revised Local Development Plan' consultation, Asbri Planning on behalf of the client, T.H James and M.A. Tomos wish to provide a statement that supports the principles of Policy HOM3 (Homes in Rural Villages).

1.2 Asbri Planning, on behalf of the client, T.H James and M.A. Tomos previously submitted a candidate site submission for a plot of land within Broad Oak, Llandeilo as part of the first call for candidate sites in 2018 (see Appendix A).

1.3 In the First Deposit Revised LDP Written Statement, Policy HOM3 (Homes in Rural Villages) stated:

"In those settlements identified as rural villages under Policy SP16, proposals for 1 to 4 dwellings will be permitted for the following:

- *minor infill of a small gap between the existing built form; or,*
- *logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or*
- *conversion or the sub-division of large dwellings.*

Such proposals will be subject to other detailed planning considerations set out within LDP policies.

*Reference made to the guidance on acceptable plots in the County's rural villages (see below). Proposals which exceed the **20% cap** above the number of existing homes in the settlement, as at the LDP base date, will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes".*

1.4 The Second Deposit Revised LDP Written Statement for the relevant policy noted:

"In those settlements identified as rural villages under Policy SP3, proposals for 1 to 4 dwellings will be permitted for the following:

- *minor infill of a small gap between the existing built form; or,*
- *logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or*
- *conversion or the sub-division of large dwellings.*

Such proposals will be subject to other detailed planning considerations set out within LDP policies.

*Reference made to the guidance on acceptable plots in the County's rural villages (see below). Proposals which exceed the **10% cap** above the number of existing homes in the settlement, as at the LDP base date, will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes".*

1.5 The policies are identical, apart from the fact that between the first and second draft written statement, a decision has been made to halve the cap concerning proposals that exceed the number of dwellings currently within a settlement.

2. Reasoning behind supporting Policy HOM3

- 2.1 Housing need within rural areas of Wales has always been an issue. In 2022, 96% of dwellings within the settlement of Cwm-yr-Eglwys in Pembrokeshire were holiday homes. Within Future Wales, it notes that in rural areas *"Where housing, employment, key services and infrastructure are not sufficient to accommodate current or future needs, or are not easily accessible, the resilience and sustainability of an area may be undermined, possibly leading to economic and social decline"*.
- 2.2 Paragraph 9.3 of the Revised Draft LDP correctly recognises the role that smaller settlements within Carmarthenshire have in delivering local and sustainable growth. This is further expanded upon in Paragraph 9.16 which again correctly recognises that by supporting growth of a proportionate scale in such areas, a positive contribution can be made towards the long term sustainability and cohesiveness of rural communities and the rural economy. One such positive impact relates to the promotion of the Welsh Language as recognised in Paragraph 9.18 of the Revised Draft LDP.
- 2.3 Policies such as HOM3 ought to be included within the next LDP as at present, the lack of rural housing opportunities is having a detrimental effect on rural communities, companies and the economy in rural settings which is currently deemed to be an important contributor to labour shortages within sectors such as tourism and agriculture.
- 2.4 Having said this, addressing the issue ought to be done in a manner that considers the current makeup of the rural setting therefore promoting small scale residential developments in a proportionate manner is considered appropriate. There has previously been examples of an over dependence on some larger sites which has impacted the resilience of housing land supply, with these larger sites not delivering the homes and jobs they previously promised. A different approach is warranted in certain areas of Carmarthenshire, with a large proportion of the County being rural in nature.
- 2.5 Allowing a sustainable amount of growth in rural villages by adding a small number of homes that represent a minor infill or logical extension of the existing built form appears far more realistic, allowing increased opportunity to focus on aspects such as design which matches the character of the neighbouring surroundings. In addition to this, the nature of Policy HOM3 will enable the location of these additional dwellings to enhance and maintain the vitality of rural communities.
- 2.6 The policy in question aligns neatly with Policy 4 of Future Wales – Supporting Rural Communities. This policy sets out that the Welsh Government supports sustainable and vibrant rural communities. The policy states that *"Strategic and Local Development plans must identify their rural communities, assess their needs and set out policies that support them"*. It also notes the importance of providing affordable and market housing within these settlements, therefore implementing this policy will contribute to a wider national strategy for rural settlements.

- 2.7 The Policy also aligns well with the seven well-being goals of the Well-being of Future Generations Act, including 'A Resilient Wales', 'A Wales of Cohesive Communities', and 'A Wales of Vibrant Culture and Thriving Welsh Language'.
- 2.8 Within the current deposit statement there is an increased focus on rural areas. Addressing this housing matter is one way ensuring the resilience of rural villages, however factors such as employment and transport ought to also be considered. It is evident that the policy would not benefit only one settlement, with the policy able to sustainably increase the number of dwellings within 76 rural villages spread across 6 clusters as noted in Policy SP3 of the Deposit LDP. Such proportionate growth is apt for these tier 4 settlements as development in the countryside needs to be of a scale that maintains the essential character of the area, whilst meeting the housing needs of local individuals.
- 2.9 The Moving Rural Carmarthenshire Forward Report conducted in 2019 stated that in order to make rural areas attractive for younger people adequate housing needed to be provided to ensure that they could remain within their local communities. The report stated that a shift was required from depending on large housing developments to focusing more on smaller scale residential developments that would address housing requirements in rural settlements. A survey produced during the report revealed only 15% of respondents were happy with the housing provided within their rural area.
- 2.10 It is imperative that this policy is included to ensure that a sustainable and proportionate amount of housing growth is allowed in rural areas of Carmarthenshire during the plan period. The lack of such housing has unfortunately resulted in younger individuals departing rural areas, looking for housing and work in urban areas which is having a detrimental impact upon the resilience of rural villages.
- 2.11 This policy will provide for local individuals, and also individuals who may wish to move back home to be nearer friends and family. Moreover, promoting small scale residential development is far likelier to meet identified local needs, as its unlikely there is a demand for a large-scale residential proposal within the rural villages noted in the LDP. The targets set out in the policy for rural villages in terms of housing are realistic, and therefore can be achieved over the plan period, and thus the policy is considered to be sound.

3. Case Study – Broad Oak, Llandeilo

3.1 Broad Oak is a tier 4 rural village that contains circa 27 dwellings at present. Any housing development to occur there during the plan period would have to accord with Policy HOM3. The acceptable plots of land to meet the requirements of this policy are noted below:

- 1) *Infill sites within these rural villages will take priority over other locations;*
- 2) *Where appropriate, sites adjoining a rural village are also acceptable. Such sites will be required to adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to infill sites) will be required to demonstrate the following:*
 - *there is an existing physical or visual feature which provides a boundary for the group - reducing pressure for unacceptable ribbon development or rural sprawl;*
 - *where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group.*

3.2 The candidate site submission provided in Appendix A shows that a proposed residential development would adjoin dwellings that already lie within the village. It is evident that the proposal for up to 6 semi-detached dwellings or two detached dwellings forms a logical extension to the settlement of Broad Oak, and would not disrupt its character. This is evidence that this policy would work in such locations as Broad Oak.

3.3 Broad Oak could gain additional dwellings if the cap figure from the first deposit plan was adopted. Based on the existing number of dwellings in Broad Oak, a 10% cap would only permit the construction of two dwellings, whereas a 20% cap would permit five dwellings to be erected during the plan period up to 2033. Due to the cap being put in place, no rural village will be flooded with additional dwellings as a result of the replacement LDP, however the first deposit plan offers an opportunity to provide more homes that would enable more people to reside in rural areas of Carmarthenshire.

3.4 The same reasoning behind the cap is provided in both written statements, however no justification is provided over it's halving for the second plan. For example, the image showing the addition of two detached dwellings to Broad Oak still shows some land to the west where another two dwellings could be added. This would not go against the cap provided in the first deposit plan, whilst still being a logical extension to the village and not impacting the character of this countryside settlement. Furthermore, Broad Oak is in close proximity to the new Tywi Valley cycle path whilst implementation of this policy would benefit the wider area, including the recently opened Dryslwyn Business Park that lies a short distance west of the proposed location of the dwellings further enhancing the economic capability of this rural area.

3.5 It is considered that Policy HOM3 is a policy that has credibility, as evidenced in the applicant's previous candidate site submission example. Having said this, the higher cap provided in the first deposit plan should be reconsidered as that would allow a proportionate but greater number of dwellings to be built within rural villages without negatively impacting the settlement. If this is not possible, consideration should be given to a 15% cap rather than the proposed 10% cap.

4. Conclusion

- 4.1 In summary, Policy HOM3 (Homes in Rural Villages) is a key policy that addresses an urgent matter within rural Carmarthenshire. Rural villages will benefit from additional small scale housing developments that will take into consideration the existing pattern of the settlement.
- 4.2 One of the findings from the Living Locally in Rural Wales paper published in 2022 was the need for "*Continuing to focus housing development within established, well connected communities*", which this policy advocates. This policy addresses housing in rural settlements of Carmarthenshire in a realistic manner which should contribute towards overcoming the issues currently faced by rural areas.
- 4.3 Providing further dwellings will make these rural villages more attractive to people, enticing people back to these areas and encouraging young families to remain within their communities. In total, 76 rural villages could benefit from this policy which would have an enormous positive impact on rural Carmarthenshire.
- 4.4 This statement is also supported by a 2nd Deposit Revised LDP Representation Form that states our support for Policy HOM3.

Appendix A: Broad Oak Candidate Site Submission

Revised 2018-2033

Carmarthenshire Local Development Plan

Candidate Site Assessment Questionnaire

Please use this form to provide details of the **Candidate Site** you are proposing for inclusion or protection within the revised Carmarthenshire Local Development Plan. By providing as much information as possible it will help the Authority process and assess your Candidate Site efficiently. Reference should be given to the content of the guidance note in completing this form.

The submission period commences on Monday, February 5th 2018 and representations must be received by the deadline of 2.00pm on Tuesday, 29th May 2018. Submissions received after this deadline will not be considered. It is the Council's preference to receive the submissions electronically, however submissions may be forwarded by post. This questionnaire form is available upon request at the Council's Customer Service Centres, and at the County's Public Libraries. Any continuation sheets or additional documentation should be securely attached and referenced.

If you have any queries relating to the submission form or guidance notes, please contact the Forward Planning Section on forward.planning@carmarthenshire.gov.uk or by telephone on 01267 228818.

Paper submissions should be sent to Forward Planning Section, Environment Department, 5-8 Spilman Street, Carmarthen, Carmarthenshire, SA31 1JY.

Please note that the submission of a site does not imply that it will be accepted and allocated or otherwise for development by the Authority. All candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.

Office use only

Date Received:

Date Acknowledged:

Site Reference:

Respondent Number:

Agent Number:

Name: T. H. James a M.A. Tomos
Address: Pen y Fedw, Cilycwm, Llanymddyfri

Post Code: SA20 0UF
Organisation (where applicable): N/A
Telephone: [REDACTED]
E-mail: [REDACTED]

Preferred method of communication: Letter e-mail

Agent's Details (where applicable)

(If you nominate an agent, correspondence will only be sent to your agent).

Name: Llyr Morris
Address: Unit 9, Mulberry Drive, Cardiff Gate Business Park, Cardiff

Post Code: CF23 8RS
Organisation (where applicable): Asbri Planning
Telephone: [REDACTED]
E-mail: [REDACTED]

Preferred method of communication: Letter e-mail

1. Site Location:

Broad Oak, Llandeilo

Please identify the extent of the site on an Ordnance Survey Plan (Red Outline)

2. Site Area, please choose (m2 / acres / hectares):

0.4 hectares

3. Is the site within, immediately adjoining, or closely linked to an identified settlement in the current LDP? Please identify the settlement:

Yes No

Which Settlement? Broad Oak (Sustainable Community)

4. What is the current use of the site? Pasture Land

5. What is the proposed use of the site? Residential

6. Are there any buildings on the site? Yes No

If yes, are the buildings in use or are they vacant? Please provide details:

[Click here to enter text.](#)

7. Does the proposer own the site?

Yes

No

8. If the proposer does not own the site, has the landowner been contacted and agreed to any potential development of the site?

[Click here to enter text.](#)

9. Does the proposer own or control any adjoining land? Yes No

If yes, please explain the interest and identify the extent on an Ordnance Survey Plan (Blue Outline).

Please see Site Location Plan

10. Is your site an allocation in the current LDP?

Yes No

11. If so, has progress been made to develop the site? Yes No

If yes, please provide details of the progress.

If no, please provide details as to why it is not being developed.

[Click here to enter text.](#)

Site Ownership

Residential Use

12. Are you proposing a residential use on the site? If so, is it for a housing allocation (5+ units) or for small scale development (less than 5 units)?

Small scale development includes amendments to the development limits.

Housing Allocation

Small Scale

Not Applicable

Housing Development

13. If the site is to be considered as a housing allocation (5+ units), please provide supporting information as set out in the guidance note.

[Click here to enter text.](#)

Deliverability of the Site

14. For small scale developments (sites of less than 5 units), please provide supporting information as set out in the guidance note.

See Supporting Statement

Deliverability of the Site

Non-residential Land Use

15. For non-residential candidate sites, please identify how the site will be developed for its intended use.

[Click here to enter text.](#)

16. When would you intend to bring the site forward for development?

Short Term (2021- 2024)

Medium Term (2024-2029)

Long Term (2029-2033)

17. What would be the land value of the site if the proposed use was achievable?

*Only to be answered if an allocation is being proposed.

[Click here to enter text.](#)

Viability

18. Is the site accessible from the existing public (adopted) highway?

Yes

No

19. Does the site have a suitable access point with adequate visibility?

Yes

No

If yes, please identify how this is achieved.

If no, how would the access point and visibility be achieved?

Directly off unnamed street to north.

Accessibility

20. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?

Zone A Zone B Zone C1 Zone C2

**proposers should note that the Local Planning Authority may request further information or evidence during the candidate site process where consultation responses highlight issues relating to tidal, fluvial, surface water flooding and the impacts of climate change.*

21. Is the site previously developed (brownfield) or is it a greenfield site?

Previously Developed Greenfield

22. Does the site have an available water connection?

Yes No

If no, describe how these facilities will be obtained.
Services are available to the north east of the site.

23. Does the site have a suitable sewerage connection?

Yes No

If yes, what would be the method of foul sewage disposal?

If no, describe how these facilities will be obtained.

There is a connection to the north west of the site, however the capacity of this system is currently unknown. The dwellings could be served by septic tanks or hydraulic modelling can be undertaken to ascertain the capacity in the network.

24. Are there any historic or archaeological features or designations affecting the site?

Yes No

If yes, please provide details:
[Click here to enter text.](#)

25. Are there any landscape or ecological features / designations or protected species which may be impacted upon by the development of the site? Please refer to the checklist for developers on Nature Conservation and Biodiversity.

Yes No

If yes, please provide details:

The site is located within a Special Landscape Area

26. Are there any trees or hedgerows which may be impacted upon by the proposed development?

Yes No

If yes, please provide details:

Small section of hedgerow to the north of the site may be removed in order to allow for access to the site. Impact of proposed access can be minimised, and ecological enhancement can be achieved via remainder of site.

Environment, Infrastructure and Utilities

27. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

Please see Supporting Statement

Other Considerations

Carmarthenshire LDP –
Revised 2018-2033
Candidate Site
Submission

Broad Oak, Llandeilo

August 2018



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Plan showing six semi-detached dwellings along northern boundary

Appendix C

Plan showing two detached dwellings along northern boundary

Introduction

- 1.1 This Candidate Site submission document has been prepared in order to accompany the required forms completed in respect of land adjacent to Broad Oak, Llandeilo. It is submitted on behalf of T.H James and M.A. Tomos and requests that the settlement boundary for Broad Oak is extended to include additional land. The entire field parcel measures circa 2 hectares, however it is considered that considering the existing settlement, the logical developable area comprises the north section of the site and measures circa 0.4ha.
 - 1.2 The site has capacity to accommodate circa 5 dwellings and lies in a sustainable location close to facilities in Llandeilo. The site is directly adjacent to the current settlement boundary and is considered the logical expansion of the settlement. Appendix B demonstrates that the site can accommodate circa 6 semi-detached dwellings, which are identical in size to 5 and 6 Banc y Dderwen (which are within the settlement boundary). Alternatively, it is apparent that the site could accommodate at least 2 detached dwellings identical to Brynheulog, which is a relatively new dwelling constructed directly adjacent to the settlement boundary of Broad Oak. Also, subject to need in the vicinity of the site, retirement bungalows may also be applicable for the site.
 - 1.3 This submission will demonstrate that the site has considerable advantages in terms of its sustainable location, has no major constraints to development, and should be identified as a residential allocation in order to contribute to housing needs over the extended plan period. It is believed that the settlement could be extended in order to accommodate the proposed development.
 - 1.4 In terms of the content of this Supporting Statement, Section 2 provides a brief description of the site; Section 3 discusses the overall planning policy context; Section 4 assesses the site in the context of criteria identified in Planning Policy Wales. Section 5 provides a summary and conclusions.
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Site Description

- 2.1 This section sets out the site's general location and provides a brief description of the candidate site and its immediate surroundings.
 - 2.2 The site lies to the west of the settlement of Broad Oak, which is approximately 6km to the west of Llandeilo (Service Centre). The northern portion of the site is fairly level, with the lower portion of the site tapering down towards the A40 to the south.
 - 2.3 The site is roughly rectangular in shape, bound by native hedgerow and some trees to the North West. There is an existing dwelling to the north east of the field which is currently outside the settlement of Broad Oak. The areas of intermittent vegetation effectively screen the site so it is not prominent from the A40 to the south. The field is south facing which allows potential for passive solar energy.
 - 2.4 In terms of sustainability Ysgol Bro Dinefwr (Welsh speaking Secondary School) is 4.4 miles away from the site, and Llandeilo Primary school (Welsh Speaking Primary School) is 3.9miles away. Llandeilo has extensive local amenities, which include CK's Supermarket, Co-operative, Barclays Bank, and all other essential amenities. In addition Cross Hands is only 8 miles away, Carmarthen is only 12 miles away and Llandovery is only 15 miles away. In addition, there is a Post Office and local shop approx. 1.2miles to the west of the site at Court Henry which is easily accessible by foot.
 - 2.5 Broad Oak has a bus stop which is easily accessible from the site which provides services to the schools as well as Llandeilo and the amenities identified above. It is served by the 280 and 281 which run regular services from Carmarthen Bus Station – Llandovery via Nantgaredig and Llandeilo. These services run regularly between 7:20 and 19:05 and therefore provides sustainable modes of transport to local services.
 - 2.6 There are limited amenities available within Broad Oak itself, however considering its proximity to Llandeilo, and the regular bus services, the site is located within a sustainable location.
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Planning Policy Framework

Overview

- 3.1 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.

Planning Policy Wales

- 3.2 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:-

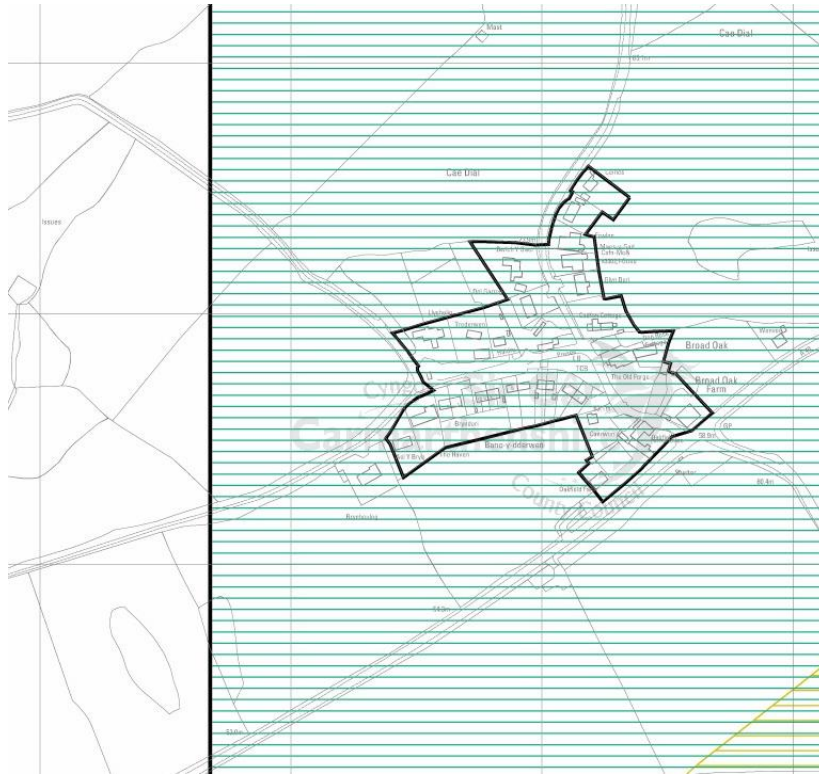
- *overall sustainability principles, outcomes and objectives, paying particular attention to climate change as a key sustainability concern;*
- *the Wales Spatial Plan;*
- *detailed policies on the different topic areas set out in this (PPW) document”*

- 3.3 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).
- 3.4 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.
- 3.5 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.
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- 3.6 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.”
- 3.7 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.”*
- 3.8 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 to 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.*
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Carmarthenshire Local Development Plan

- 3.9 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.
- 3.10 The site is not allocated for development in the Adopted Plan, with the location shown by an extract from the Proposals Map shown below. The settlement of Broadoak is currently designated as a Sustainable Community within the adopted LDP due to its proximity to the Service Centre of Llandeilo.



- 3.11 The site lies directly to the west of the settlement boundary, with one dwelling already being built outside the settlement boundary.
- 3.12 The site is located within a Special Landscape Area designation, as is most of this area of Carmarthenshire. The site has no particular Landscaping merit, and is currently used as grazing land for livestock. It is envisaged that the site has no particular ecological merit, however, should the site be allocated all appropriate surveys would be undertaken to confirm that this is the case, particularly the mature hedgerows.
- 3.13 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
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individual settlements in accommodating necessary levels of growth to maintain communities and facilities. Following a review of the surrounding area, it has been agreed that the site has advantages over other potential parcels in terms of its relationship with the existing settlement and its sustainability credentials.

- 3.14 The following section will seek to establish that national planning guidance is supportive 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 through the LDP Review site selection process.

Appraisal

- 4.1 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

- 4.2 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 to 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.***

- 4.3 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.

Availability of Previously Developed Land

- 4.4 The site is not brownfield land but is well-related to the existing settlement pattern of the area.
- 4.5 In order to achieve a sufficient range and choice of housing land opportunities, there will be a need to consider sites which represent viable village extensions, especially those which could contribute to the Council's housing land supply over a long period extending to 2033. This site can offer approximately 5 residential units and could therefore be seen as making a small yet important contribution to land supply as it will ensure that the settlement is developed in a sustainable manner. It would therefore ease future pressures on speculative applications adjacent to the settlement boundary.
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Accessibility

- 4.6 The site is within close proximity of local facilities in Llandeilo, including the local primary and secondary schools and the town centre. The site also enjoys good access to public transport routes, including Broad Oak Bus stop which is easily accessible from the site. As aforementioned, there are regular bus services (including 280 and 281) which provide schedules in each direction between Carmarthen and Llandovery via Llandeilo and Broad Oak. In addition, it is anticipated that a cycle route is to be built alongside the A40 to connect Llandeilo and Carmarthen which will further promote sustainable modes of transport.

Capacity of Infrastructure Utilities

- 4.7 The site lies adjacent to existing development where utility services are readily available or can be provided.

Drainage

- 4.8 The site does not lie within an area identified as at flood risk in the TAN 15 Development Advice Maps. Appropriate means of surface water drainage, including SUDs will be considered. Considering the scale of the proposed development, capacity is not considered to be a considerable constraint.

Access

- 4.9 Access can be achieved via the north of the site achievable from a long section of road frontage. The access have very good visibility splays in both directions, and has sufficient capacity to serve the proposed development.

Impact on the Community / Welsh Language

- 4.10 The settlement of Broad Oak is within close proximity of Llandeilo Primary and Ysgol Bro Dinefwr which are Welsh speaking schools. The site will therefore provide residential development within the catchment area of these schools, therefore are likely to support the welsh language. It is not considered that the development of the site for housing will have any significant adverse impact upon the Welsh language or any local communities, and may be considered to a positive inclusion to the community.

Physical and Environmental Constraints

Ecology

- 4.11 Due to the presence of mature hedgerows there will be a need for studies in order to establish whether they provide an important habitat for Dormice. The access could be designed in order to minimise impact on the hedgerow, and as we are only proposing to promote the northern section of the site, ecological mitigation/enhancement can be achieved via the remainder of the site.

Visual Impact

- 4.12 Overall it is considered that the proposal would not have any significant adverse impact upon the visual amenities of the area. The site's topography is characterised by a gradual slope but subject to retention of vegetation, landscape impact can be minimised.
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Flood Risk

- 4.13 The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding.

Site Contamination

- 4.14 In terms of ground conditions there are no known constraints that prevent the development of the site for residential uses.

Compatibility with Neighbouring Uses

- 4.16 It is anticipated that the development would respond well to the established character of the surrounding area. It is anticipated that the proposed site could comfortably accommodate three semi-detached dwellings or three large detached units as per Appendix B and C. There is an existing dwelling outside the settlement, therefore the proposed extension of the settlement can include for this dwelling, and therefore consolidate the settlement. Dwelling types and sizes would be incorporated which would assist in contributing to a balanced community.
- 4.17 Overall it is considered that the proposal would be compatible with adjacent residential uses and would not have any significant adverse impact upon the residential amenities of existing occupiers.

The potential to reduce carbon emissions through co-location with other uses

- 4.18 The site is proposed for residential uses. However, there are a number of existing uses in the vicinity, including employment uses, which would be accessible via good public transport links. The field parcel is south facing which allows potential for passive solar energy delivery, whereas the remainder of the site (i.e. the southern portion), may be suitable for Solar Energy Initiatives which would benefit the wider settlement.
- 4.19 In conclusion, therefore this submission has assessed the site, not only in the context of other potential sites in the area, but also against established site selection criteria in Planning Policy Wales. It is clear that proposals for housing development are generally compatible with the relevant criteria. It is acknowledged that proposals will need to be refined on the basis of study information, particularly relating to ecology.
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Conclusion

- 5.1 This Candidate Site representation is made by Asbri Planning Limited on behalf of T.H James and M.A. Tomos and requests that the settlement boundary for Broad Oak is extended to include the above parcel of land.
 - 5.2 The extension of the settlement would provide logical extension of the settlement, ensuring the adequate delivery of housing in the sustainable settlement of Broad Oak which lies within close proximity to the Service Centre of Llandeilo. The scale and nature of this site, together with its outlook, would be attractive to local developers.
 - 5.3 The site could potentially deliver some 2-6 units as shown in Appendix B and C.
 - 5.4 The development of the site would be appropriate to the existing form of the settlement and, subject to further ecology work, it will not give rise to any significant adverse impacts upon the character of the area, local amenities, residential amenity and highway safety.
 - 5.5 This submission has assessed the site against established site selection criteria in Planning Policy Wales. It is clear that the proposals are compatible with the relevant criteria.
 - 5.6 In light of the above, it is, therefore considered that Carmarthenshire County Council should, in its Review of the Local Development Plan, extend the settlement boundary of Broad Oak Westwards to include the referenced site.
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Appendix A

Site Location



Appendix B

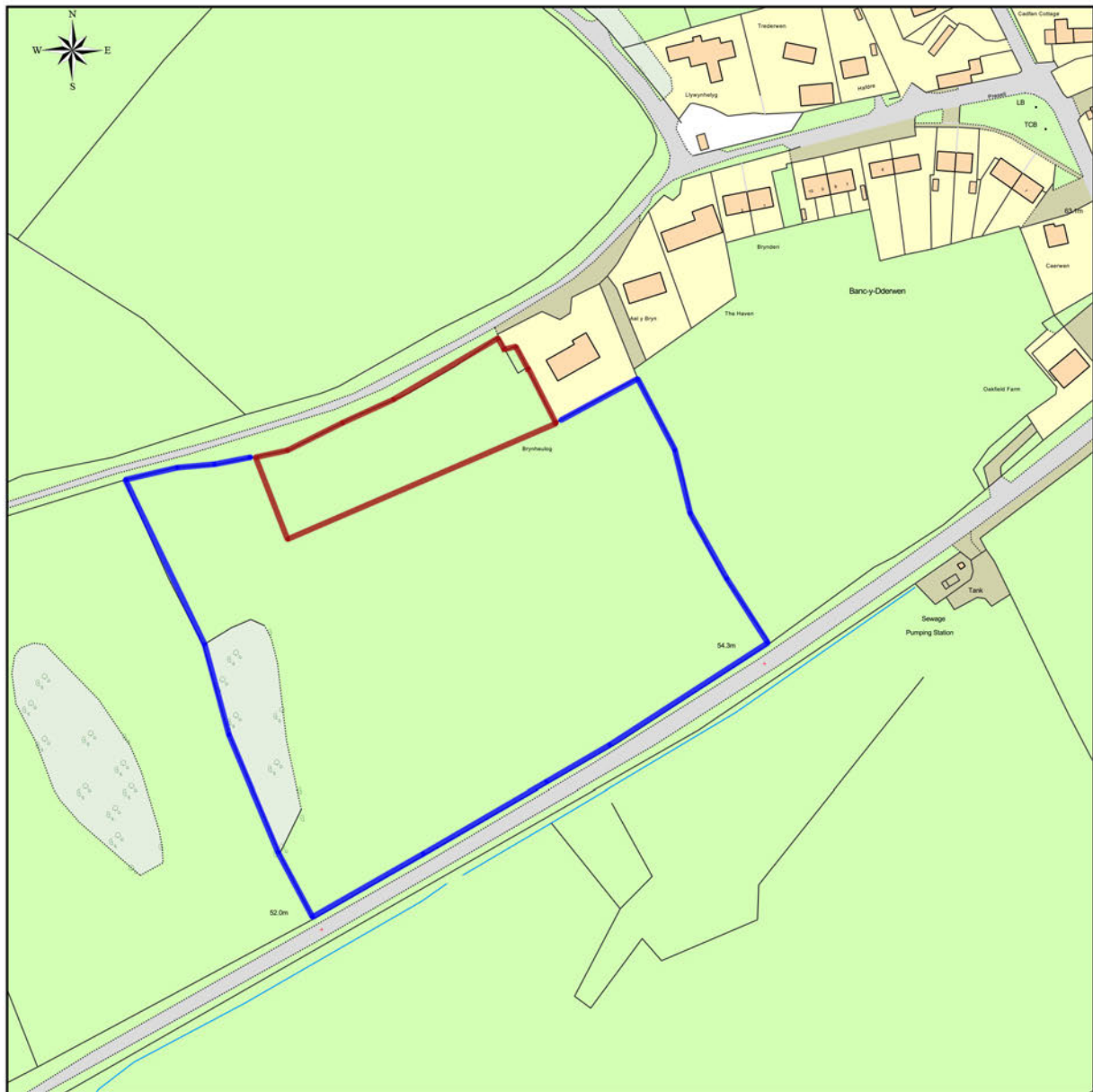
Plan showing six semi-detached dwellings along northern boundary of the site



Appendix C

Plan showing two detached dwellings along northern boundary of the site.





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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4



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