

PLANNING STATEMENT AND JUSTIFICATION REPORT

OUTLINE (MAJOR) PLANNING APPLICATION FOR 10 RESIDENTIAL DWELLINGS – *All Matters Reserved*

CURRENT LDP HOUSING ALLOCATION (T2/5/h6) LAND AT GARDDE FIELDS, HIGH STREET, ST CLEARS, CARMARTHENSHIRE

13th March 2019



Aerial photograph (Source: Bing maps)

Major Application for Outline Planning Permission Town and Country Planning Act 1990

Head of Planning
Carmarthenshire County Council
6 – 8 Spilman Street
Carmarthen
SA31 1LQ

HAYSTON DEVELOPMENTS & PLANNING LTD is making an application on behalf of Mrs Rosemary Evans for the following outline planning permission:

- **Proposal:** 10 Residential Dwellings
- **Site location:** Current Local Development Plan Housing Allocation T2/5/h6, Land at Gardde Fields, High Street, Carmarthenshire
- **Type of Planning Permission:** Major (Outline) – All Matters Reserved
- **Relevant LDP Policies:** SP1, SP3, SP5, SP6, SP13, SP14, GP1, GP2, GP3, GP4, H1, AH1, TR3, EP3, and REC2.

1.0 INTRODUCTION

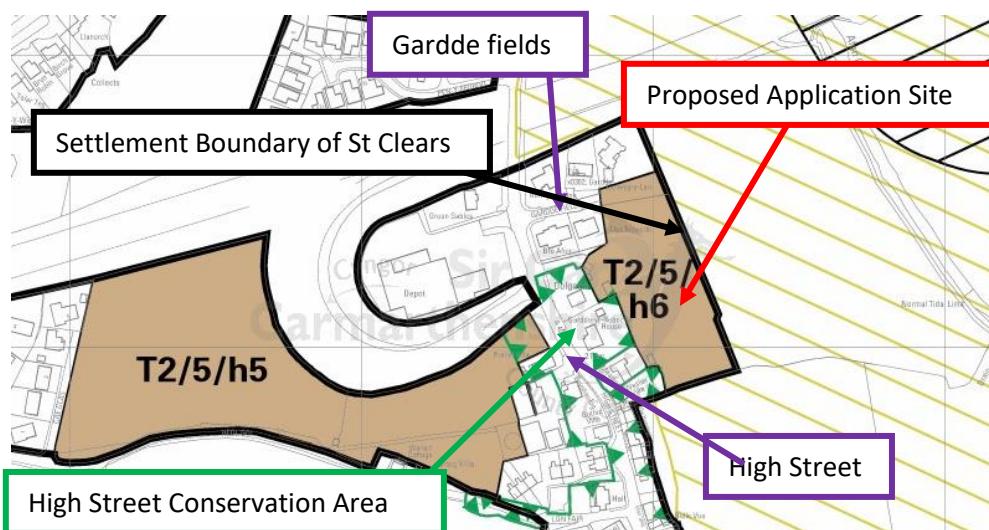
1.1 Please find enclosed the following supporting information:-

- **Planning Statement and Justification Report** (this document)
- **Drawing P01** – Location Plan - Scale A3 @ 1:2500
- **Drawing P02** – Site Layout - Scale A3 @ 1:500
- **Drawing P03** – Notional Site Sections - Scale A3 @ 1:300
- **Appendix A** – Application W/18562, approved 30/04/2008 for a single 4-bedroom house with attached garage at Gardde Fields, High Street, St Clears, Carms, SA33 4DY
- **Appendix B** – Design and Access Statement
- **Draft S106 agreement** – including provision for 3 Affordable Dwellings on site, an off-site contribution towards Affordable Housing, an Open Space contribution of £2463 per dwelling (+ £10,000 admin fee), and the Education Contribution of either £3000 or £1000 per pupil place (6.4 places for 10 dwellings). *To be discussed and agreed with the LPA and will be progressed during the application*
- **Planning Fee** for £380 per 0.1 Ha (or part thereof) - £380 x 7 = **£2660**

1.2 This report is prepared in accordance with the requirements of planning policies contained within the Carmarthenshire Local Development Plan (LDP) 2006-2021, adopted 2014, and the Welsh Government Development Management Manual (05th May 2017). Given that 10 dwellings are proposed, this is a major planning application and as such is subject to a Pre-Application Consultation (PAC) and includes a Design & Access Statement (attached at end of this report).

2.0 SITE LOCATION & PLANNING BACKGROUND

2.1 St Clears is a Service Centre in the Settlement Hierarchy of the current Carmarthenshire Local Development Plan (LDP) (2006-2021). Given the sustainable Service Centre location, a number of allocations for housing development have been promoted in St Clears through the current LDP. The application site forms the larger part of one such allocation, having been earmarked for housing development under allocation **T2/5/h6**. The site is accessed via Gardde Fields, off of the A4066 High Street in St Clears. Importantly the site lies within the Settlement Boundary of the town. The LDP Proposals Map extract below shows the location of the allocated site in relation to the settlement boundary, the adjoining Conservation Area and the existing street pattern at High Street and Garddefields.



Extract of current LDP Proposals Map showing the site location (T2/5/h6) within the settlement boundary and adjacent to the Conservation Area (Green Flags)

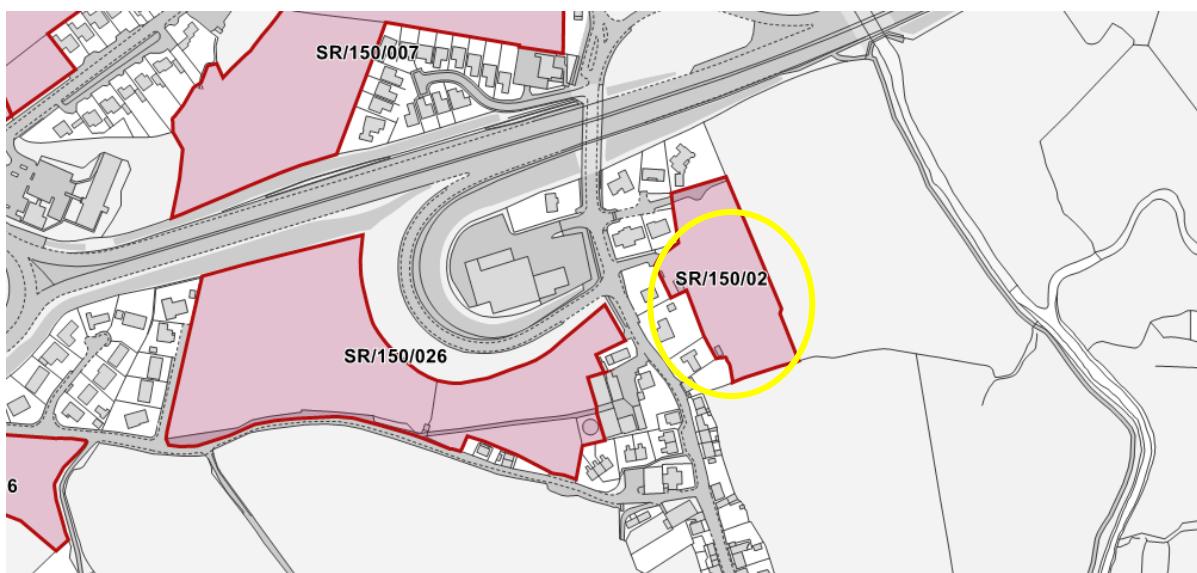
2.2 The site is a parcel of 0.66 hectares of agricultural land and presents as semi-improved grassland gently sloping down from west to east, away from the parallel High Street. There is scrub over the land, but only a small length of mature hedgerow to the southern boundary and some hedgerow boundaries to properties on High Street to the west. The adjacent High Street falls within the Conservation Area, but this does not extend over the proposed candidate site. The aerial photograph below, with inset extract of drawing P01, shows the site in context with dwellings to the west, the A40 to the north and countryside to the south and east.

2.3 The LDP allocation has not been completed, however, a technical start has been made on **T2/5/h6** with the implementation (footings constructed) of approval W/18562. The consent, granted on 30 April 2008, is attached as an **Appendix A**. The consent was for a single 4-bedroom property at Gardde Fields, north of the application site, on land within the LDP housing allocation. The footings for the approved dwelling are clearly visible on the aerial photograph below.



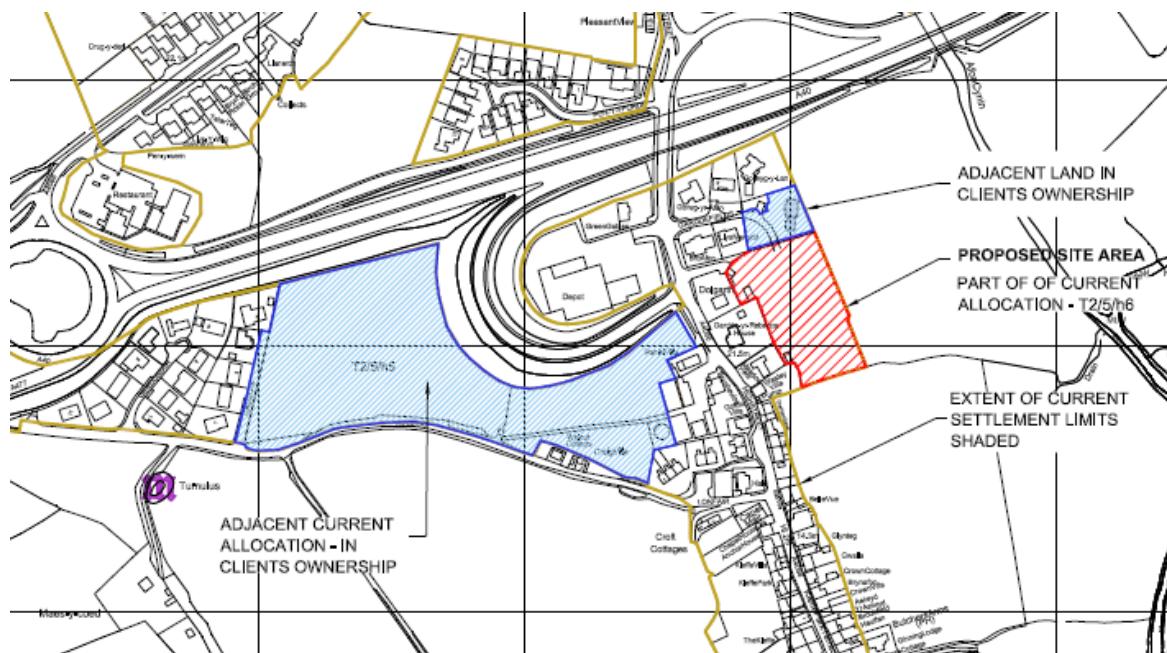
Aerial photograph showing the implementation of W/18562 through footings constructed on site (Source: Bing Maps). The image also shows the site location, to the east of High Street, with housing to the north and west and countryside to the south and east

2.4 The full extent of **T2/5/h6** was assessed as a proposed Candidate Site in relation to the recently published Preferred Strategy for LDP2. The site has been given Site Reference number SR/150/024 and Candidate Site Reference CA0376. The initial assessment of Carmarthenshire County Council in relation to the whole of the allocation land is that the site is '*compatible*' with '*the location of future growth presented in the Preferred Strategy*'. The site will therefore '*be taken forward for a further, more detailed assessment as part of the preparation of the Deposit LDP*'. This is because the County Council recognises that '*the location of the site relates to a settlement identified as a service centre within the Preferred Strategy*'.



Extract of LDP2 Candidate Site Map, the application site is southern part of SR/150/024 (circled in yellow).

2.5 In conclusion, the application site is recognised in both the existing LDP allocation and the recent Candidate Site Assessment as a sustainable location for housing, being within the Settlement Boundary of a Service Centre.



Extract of drawing P01 (Location Plan) with the application site hatched red and the remainder of the allocation in the same ownership hatched blue. Allocation T2/5/h5 to the west is also in the applicant's ownership.

3.0 THE PROPOSAL

3.1 The application is in outline with all matters reserved for future detailed approval. The scheme proposes the development of the site to form 10 residential dwellings, 7 of which are to be open market dwellings with three Affordable Plots, these are indicated as Plots 6, 7 & 8 on the illustrative layout plan (Drawing P02). The indicative site layout on Drawing P02 illustrates a layout comprised of 7 detached open market dwellings, 1 detached Affordable dwelling and 2 semi-detached Affordable dwellings. The dwellings will be arranged around a central new estate road, running north to south down through the site with a hammer head turning facility at the end of the access road. Each property is indicated as having at least two off road parking spaces. The site area is less than 1 hectare (0.66ha) but shows 10 units so falls as being a major planning application as such Design and Access Statement is required and a pre-application consultation exercise has to be undertaken with the community and relevant statutory bodies (with the production of a Pre-application Consultation Report) prior to formal planning application submission to the LPA.

3.2 Each dwelling will have private amenity space to the rear with contextually appropriate plot sizes. The layout makes efficient use of the site without resulting in a cramped development, allowing space for on-site soakaways, adoptable carriageways, on-plot parking, and plot sizes proportionate to existing plots in Gardde Fields and on High Street to the east. The site access will be directly off of the existing Gardde Fields service road opposite *Golwyg-y-Lan*. It is

proposed that the estate road be improved at the point of the access with a bend introduced at *LlysNewydd*. The estate road into the site will be to adoptable standards with 1.8m wide pavements to either side of the 5.5m wide carriageway.



Extract of proposed (indicative) site layout, drawing P02

3.3 The scaled parameter ranges for the development are set out below. The scale of the dwellings is also indicated on the illustrative site sections drawing (see extract below). A range of two storey family sized dwellings is proposed, with scale parameters as follows:-

Main Dwellings (3-5 Bed Units)

Lengths 10m-13m
Widths 7m-8.5m
Ridge Heights 5.5m-8.5m
Roof Pitches 35deg-45deg

Conservatories / sun rooms

Lengths 4m-6m
Widths 2.5m-3.5m
Ridge Heights 2.5m-4m
Roof Pitches 35deg-45deg

Front / rear / side extensions

Lengths 4m-7m
Widths 4m-6.5m
Ridge Heights 5.5m-8m
Roof Pitches 35deg-45deg

Affordable Units

Lengths 5m-10m
Widths 6.5m-7.5m
Ridge Heights 7.5m-8.5m
Roof Pitches 35deg-45deg

Typical Porches

Lengths 2m-3m
Widths 1.5m-2.5m
Ridge Height 3m-4m

Detached garages

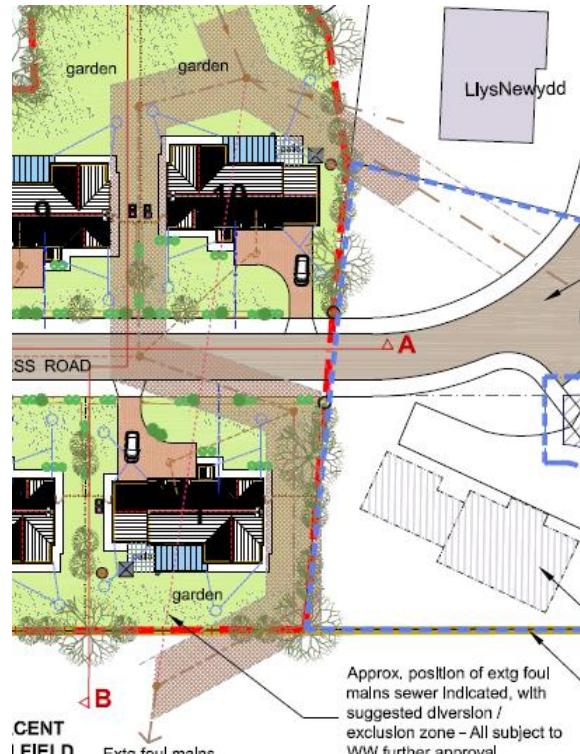
Lengths 6m-6.5m
Widths 5.5-6m
Ridge Heights 4-4.5m



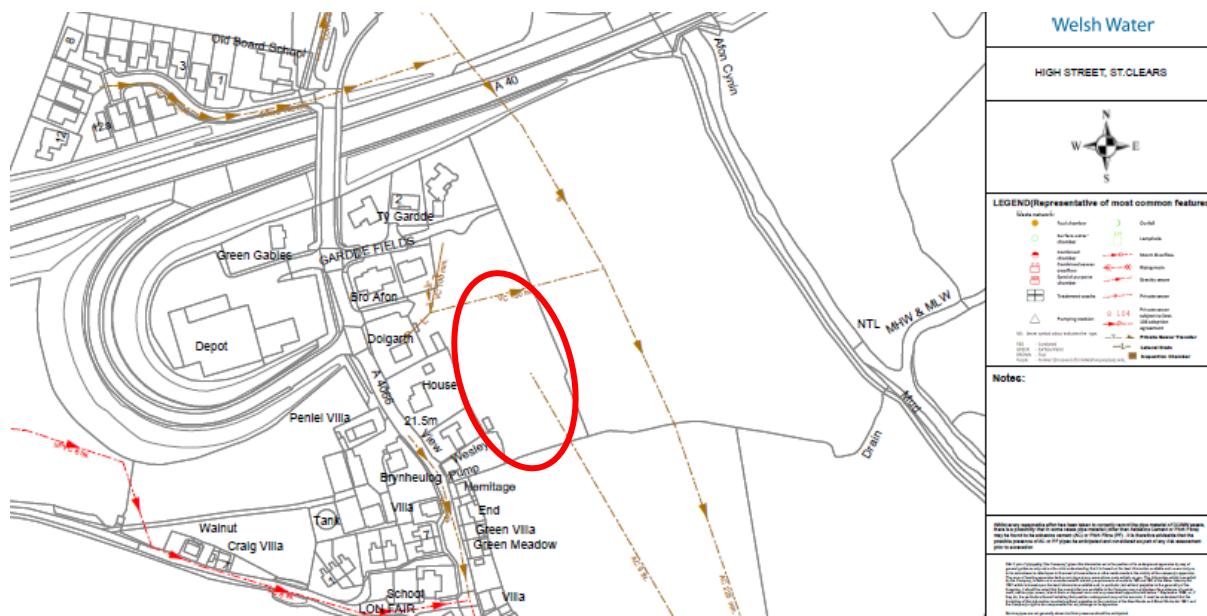
Extract of drawing P03, Notional Site Sections

4.0 SERVICES & DRAINAGE

4.1 In relation to foul sewerage, a connection to the main sewer is available on site, the illustration layout plan indicates a diversion to the existing route which will need to be agreed with Welsh Water/Dwr Cymru (WW). As to the capacity of the sewer network, connecting to the mains sewer will again be subject to consultation with the water authority. However, it is understood that certain areas of the town of St Clears as this site, where the system is gravity fed, have some capacity for additional sewage on the network. In the event of continued capacity issues and concerns raised by WW there are a number of mechanisms, including infrastructure contributions from developers, which would ensure provision of appropriate infrastructure to serve the development. In the event that such investment is required the applicant would seek to enter into a viability assessment in relation to the s106 obligations.



Extract of drawing P02, Site Layout, showing the proposed diversion of the foul mains sewer



Extract of Welsh Water mains sewer plan for the locality, site circled in red

4.2 There is an electricity supply available to the site via the existing provision along High Street. There is also a WW water main available at High Street (see WW plan below). According to the Coal Authority mapping data, the site does not lie in an area at risk of historic mining and there are no known ground stability issues. The area falls within Flood Risk Zone A, the lowest flood risk zone with no known flood risk issues affecting the development. As such, subject to any necessary infiltration / percolation testing on site, it is proposed that storm water drainage be diverted to individual soakaways for each of the proposed dwellings as indicated on the illustrative layout plan (drawing P02, see extract above).



Extract of Welsh Water mains water plan for the locality, site circled in red

5.0 LOCAL PLANNING POLICIES

5.1 The site falls within the administrative area of the Carmarthenshire County Council. The Authority adopted the Local Development Plan (LDP) in 2014 and the most relevant policies identified are:- SP1, SP3, SP5, SP6, SP13, SP14, GP1, GP2, GP3, GP4, H1, AH1, TR3, EP3, EQ1, and REC2. These policies are assessed below under the key issues related to the policy assessment of the proposed development.

5.2 Main Issues

- Principle of development (Policies SP1, SP3, SP5, GP2, H1)
- Layout, Design and Scale (Policy GP1)
- Transport Impact (Policy TR3)
- Drainage (Policy EP3)
- Biodiversity (Policy SP14)
- Affordable Dwellings & Developer Contributions (Policies SP6, AH1, GP3)

Principle of development (Policies SP1, SP3, SP5, GP2, H1)

5.3 As made clear in section 2 above, the application site lies within the LDP settlement limits of St Clears, which is a Service Centre in the LDP settlement hierarchy (Policy SP3). In addition to falling within the existing LDP settlement limits, the site is specifically allocated for housing development under Allocation T2/5/h6, with 8 dwellings allocated for the site. Given this policy background the proposal will be located in a sustainable location within settlement limits in accordance with the settlement framework (Policy SP1, SP3 & GP2).

5.4 The proposal is well related to the existing town, being accessible to High Street to the west. The development takes account of local character and amenity. The layout provides scope for pedestrian access into and through the site, ensuring that trips to the local High Street can be undertaken without the need of a car. Granting outline consent for 10 dwellings as indicated on the illustrative plans, will provide greater certainty as to the delivery of the allocated housing site, which is a locally important implementation of Policy SP5. Although not a specific requirement of policy H1 for outline applications, this scheme includes an illustrative layout demonstrating how the site can be developed to its full potential. As such, this sustainable form of development in a sustainable location on an allocated site is acceptable in principle and complies with policies SP1, SP3, SP5 and H1 of the LDP.

Layout, Design & Scale (Policy GP1 & SP14)

5.5 While this is an outline application the submitted illustrative layout, site section and scale parameters demonstrate that the site can be brought forward for housing development of 10 units in a sustainable form. The development is laid out so as not to cause harm to the amenities or character of the area, including the nearby Conservation Area. The relationship of the new dwellings and the existing buildings is acceptable, with no harm to neighbouring privacy or living conditions, due to appropriate separation distances. The plot sizes and scale of the dwellings is in keeping with the range of dwellings in the prevailing context. The layout provides ample space for private and public landscaping, and incorporates the existing boundary vegetation. Overall, the scheme has been laid out and designed so as to protect

local character and distinctiveness. The development therefore complies with policies SP13 and GP1 of the LDP.

Transport Impact (Policy TR3)

5.6 The application site is in a sustainable location within the settlement limits of an existing Service Centre. The proposal includes on-plot parking for at least 2 cars for each of the proposed dwellings. Access to the dwellings is via an adoptable highway with appropriate carriageway width and pavements to either side of the carriageway. Safe pedestrian access to local amenities is also provided with access onto High Street to the west. The development will not generate unacceptable levels of traffic given that this is for the provision of only 10 dwellings on an allocated site within settlement limits. Highways safety in terms of safe access and egress is assured through the existing access onto High Street, with good visibility from and of emerging vehicles in both directions. Therefore, subject to the appropriate detailing of these matters and their agreement and implementation at detailed design and construction stage, the proposal will comply with policy TR3 and will not have a detrimental impact on highways safety or capacity.

Drainage (Policy EP3)

5.7 As has been established in sections 4.1-4.2 above, the nature of the service infrastructure in the locality is such that further consultation is required with the utility provider (WW). The scheme proposes to divert and connect into the existing mains sewer that runs through the site. Confirmation that this diversion is acceptable and that capacity exists to connect to the network will be sought from WW. The service infrastructure connected to the site will also include mains water, electricity and telecoms, which are all available locally. Therefore, subject to further confirmation in respect of the proposed sewer diversion and capacity on the network, the development will provide infrastructure that is adequate and appropriate to the development in accordance with policy GP4. As to storm water drainage, the proposal is for the use of individual soakaways to serve each of the 10 proposed dwellings. There are no known constraints to the use of soakaways at the site. As such, the development will comply with the sustainable drainage objectives of Policy EP3.

Biodiversity / Ecology (Policy SP13)

5.8 The application site has no statutory designations. The land is agricultural and consists of semi-improved grassland with limited value in habitat terms (see site photograph below). The area of most value are the scrub and hedgerows around the periphery of the site. The proposal will retain and improve boundary features and there is ample scope with the indicative layout for landscaping around the site. As such, subject to the detailed landscaping, planting and maintenance scheme, the development will comply with policy SP13.



Site photograph, taken from Gardde Fields facing south, January 2019

Affordable Dwellings & Development Contributions (Policy AH1, GP3)

5.9 The viability of the planning obligations ordinarily required in relation to a development of this scale should be subject to their being no requirement for an infrastructure contribution to Welsh Water in relation to sewer capacity improvements. In the event of such a requirement it is requested that the relevant sewage infrastructure contributions be taken into account when assessing the viability of s106 obligations. Subject to due consideration of this outstanding issue and agreement of the detailed schedule of contributions, the proposal will meet the objectives of Policies AH1, GP3 and REC2 of the LDP.

5.10 The Councils Affordable Housing SPG, revised June 2018, sets out clear contribution calculations in Appendix 2 (page 16). However, at this outline stage it is unclear what the final cumulative floor area will be and what the required AH property type will be. As such, it is recommended that the s106 agreement include the appropriate calculation and that final calculation and payment be deferred to the Reserved Matters stage. Notwithstanding this request, the indicative layout shows the provision of 3 Affordable Dwellings on site and it is accepted that if it is necessary a further off-site contribution can be made to reach the target level of 30% provision across the site.

5.11 In relation to other planning obligations, the applicant is willing to sign an agreement relating to the provision of off-site open space, as per the Planning Obligations SPG (this would ensure the provision of some £2,463 per dwelling plus a £10,000 administration fee towards the provision of open space within the plan area). In relation to education contributions subject to confirmation of the correct level of contribution (£1,000 or £3,000 per

place), the developer will pay for the 6.4 pupil places (0.4 nursery places, 4 primary school places and 2 secondary school places) generated by the development.

6.0 CONCLUSION

6.1 The application is in outline for 10 residential dwellings with all matters reserved for future detailed consideration. The location is sustainable in planning policy terms, being both within Service Centre settlement limits and an allocated housing site in the LDP (**T2/5/h6**). The principle of the development of the site has also been established through the approval of the site to the north (Appendix A) and there is more recent support for the site in principle in the initial Candidate Sites Register in relation to the emerging LDP2.

6.2 The relevant planning considerations related to site constraints have been overcome subject to the resolution of the sewage diversion / capacity issue and subject to detailed design at reserved matters stage. There will not be any significant detrimental impacts on any matters of acknowledged importance related to highways safety or capacity, ecology, character and amenity, or landscape impact.

6.3 The proposal includes the provision of 3 Affordable Dwellings on site with further negotiations required in relation to an off-site contribution, and contributions towards public open space and education provision locally.

6.4 In summary, subject to the signing of a s106 agreement and resolution of the sewerage issue, the proposal complies with the relevant assessment criteria in Policies SP1, SP3, SP5, SP13, SP14, GP1, GP2, GP3, GP4, H1, AH1, TR3, EP3, and REC2 of the LDP.

If any further information is required or alternative options/solutions need to be discussed please do not hesitate to contact Hayston Developments & Planning Ltd.

**REPORT PREPARED BY
PETER ROBERTS BSC (HONS), MA
SENIOR PLANNER**

**REPORT REVIEWED BY
ANDREW VAUGHAN-HARRIES BSC DIP TP MRTP
DIRECTOR/PRINCIPAL PLANNER**



APPENDICES