

Land at Parc Mansant, Pontiets.

Supporting Evidence for Planning Hearing on the 16th October 2024

Representation Numbers: 4880 (allocation T3/5/h2) & 4873

This written statement provides supporting evidence for representation 4880, relating to allocation T3/5/h2 and 4873, with the hearing being held on the 16th October 2024. The key points raised include;

1. Limited Biodiversity Value
2. Ecological Survey Report
3. Proximity to Residential Buildings
4. Adequate Access
5. No Flood Risk
6. Suitability for Retirement Dwellings
7. Commitment to Local Development Plan (LDP)
8. Low Visual Impact
9. Minimal Impact on Village and Amenities
10. Historical Deeds and Prior Approvals

The following section expands on the critical points for consideration:

1. **Limited Biodiversity Value:** The site is agricultural improved grassland, which has low ecological and biodiversity significance. The land is of limited environmental value due to its long-term use for agricultural purposes, which has reduced its ability to support diverse wildlife. This ensures that the proposed development would not result in the loss of critical habitats.
2. **Ecological Survey Report:** An acquaintance with an ecological background has personally walked the site and confirmed that there is no notable wildlife, rare species, or habitats of interest present on the land. This informal ecological appraisal further supports the assertion that development on this site would not have a negative impact on local biodiversity.
3. **Proximity to Residential Buildings:** The site is located directly adjacent to a number of existing residential properties, making it a logical extension to the current built-up area. This proximity ensures that the development would blend seamlessly into the existing village fabric and complement the surrounding community.
4. **Adequate Access:** The site is well-served by existing infrastructure, with adequate access for both vehicles and pedestrians. No major roadworks or infrastructure changes would be necessary to accommodate the proposed development, ensuring minimal disruption to the area.
5. **No Flood Risk:** The site is not located within a floodplain or an area prone to flooding. The absence of flood risk ensures that the proposed housing would be secure from future environmental challenges, increasing the viability of the project.

6. **Suitability for Retirement Dwellings:** The site is particularly well-suited for the construction of single-storey retirement dwellings, addressing a pressing local need for such housing. Welsh-speaking communities, like Pontiets, have a growing demand for retirement homes that enable elderly residents to remain within their community, close to family and support networks. This development would help address this demand and contribute positively to the social fabric of the area.
7. **Commitment to Local Development Plan (LDP):** The landowners are fully committed to aligning with the Local Development Plan (LDP) allocation (T3/5/h2) and developing the site. A planning consultant, JCR Planning Ltd from Cross Hands, has been engaged, and an outline planning application is set to be submitted by 27th September 2024. This reflects the landowners' intent to ensure the development of the current allocation in line with Carmarthenshire County Council planning requirements.
8. **Low Visual Impact:** The site is not visually prominent when viewed from key vantage points surrounding the village. The topography and natural screening from existing trees and buildings mean that the development would not dominate or detract from the village's visual landscape. This ensures that the project would integrate well with the existing environment, preserving the character of the local area.
9. **Minimal Impact on Village and Amenities:** Due to its location on the periphery of the village and its unobtrusive nature, the development would have little to no adverse impact on local amenities or the village's overall character. It would align with the current scale and style of residential properties in the area, maintaining the village's aesthetics while supporting its growth.
10. **Historical Deeds and Prior Approvals:** The deeds from the 1989 sale of the adjacent land, now known as Parc Mansant, show that local authorities previously reviewed the entire field and deemed it favourable for further development. This historical precedent supports the current proposal, as the land was initially considered suitable for expansion at the time of earlier residential planning.

Accompanying this statement are two maps. The first is of the current allocation T3/5/h2 and the second of the full site, annotated with the key access and service points.

In summary, the current site is highly appropriate for residential development, with clear advantages in terms of access, minimal environmental and visual impact, and its ability to meet a pressing housing need within the community. The historical support for development on the field, the clear intentions of the landowners, along with adherence to the current LDP, further strengthens the request to approve the representations and include the current allocation, along with the whole field as part of the new LDP.