

Note:

The following Report details the responses received in relation to the Draft Llandeilo Northern Residential Quarter Planning and Development Brief, together with Officer recommendations for changes, and, where applicable, suggested amendments.

The document was reported to County Council on 10th February 2010.

The Council resolved that the Brief proceed to formal adoption as Supplementary Planning Guidance to the Carmarthenshire Unitary Development Plan.

The following Report should be read in conjunction with the Draft Brief as both documents comprise the adopted Supplementary Planning Guidance.

Revisions to Planning & Development Brief

The following revisions are made to the Planning and Development Brief following the Report on the Responses to the Brief and Officer Recommendations (below), as agreed by County Council 10th February 2010.

1. In response to Representations 1-3 (CCC Street Scene):

Incorporate within the section on IMPLEMENTATION in the Development Brief as follows (to appear after the sub-section on Education):

Operational Matters and Service Provision

Developers will be required to engage in early discussion with the Street Scene Division of Carmarthenshire County Council to ensure operational matters are addressed to reflect service provision in the following key areas, and also to identify necessary commuted sums for future maintenance:

- Where a proposed scheme incorporates hedgerows and trees and proposes the creation of new open spaces, the potential developer will need to set out how these areas will be identified and maintained.
- Any proposed development will cater for the operational requirements of refuse vehicles and the emergency services. The potential developer will need to set out how non-adoptable roads (generally less than 5m wide) will be maintained.
- Surface materials play an important role in the design and appearance of the public realm. Any proposal will need to set out the types of materials to be used and how they will need to be maintained.
- In terms of street lighting, proposed schemes should be designed to ensure the Council's principles can be (or easily adapted to be) incorporated.
- In terms of dealing with waste, proposed schemes will need to reflect the Council's current waste strategy.
- Proposals will be required to give due consideration to pedestrian access for the visually impaired/disabled and the location of utility apparatus i.e. provision of footways.

Additionally in response to Reps 1-3 reference to wheelie bins will be removed from the Brief (P.26) as this form of refuse collection is not employed within the County.

2. In response to Representation 4 (CCC Housing):

Under VARIETY & DIVERSITY section on page 14, replace the second paragraph with the following:

"Integrating affordable homes within the development promotes social inclusion and a close-knit community. Affordable homes can be provided individually or in small groups, designed so that they blend in with the surrounding open market homes. There should be the opportunity to buy and to rent affordable homes, to ensure that all sections of the community have the opportunity to live within the community."

Under Development framework on page 25, following "Launch of the Code for Sustainable Homes..." delete "(it is anticipated that this will be adopted by WAG in 2008)"

3. In response to County Council and several Representations:

In the section on IMPLEMENTATION (P.41) under Form and content of planning applications, include the following sentence below the first paragraph (i.e. after "...all proposals for development."):

Any planning applications received in respect of the Llandeilo Northern Residential Quarter will be referred to the Design Commission for Wales (DCFW).

4. In response to Representation 31 (Dwr Cymru):

In the section on IMPLEMENTATION (P.41) under the new sentence relating to the DCFW (see No.3 above), include the following paragraph:

Developers or interested parties are advised to contact Dwr Cymru/Welsh Water in relation to foul and surface water drainage issues as well as the supply of domestic water in respect of the site. Regard should be had to the issues in relation to sewerage capacity and the requirements for SUDS as part of any proposal.

5. In response to Representation 48 (CCW):

The following are to be added to the Policy Background Section in the Introduction:

- MIPPS 01/2009 - Planning for Sustainable Buildings TAN 5 - Nature Conservation and Planning (2009);
- TAN 10 - Tree Preservation Order (1997);
- TAN 16 - Sport, Recreation and Open Space.

The following UDP Policies:

- Policy GDC8: Visual Impact and Physical Topography
- Policy GDC19: Retention of Landscape Features
- Policy GDC30: Development and Flood Risk Areas
- Policy EN9: Site Protection - Habitats and species of biodiversity concern
- Policy EN16: Special Landscape Area
- Policy REC10: Rights of Way

In addition, the UDP Policies are to be added to Appendix 1. **NB – to reduce the length of this appendix, only reproduce the actual UDP policies i.e. the text in capitals. Leave out the supporting text. At the start of this appendix include the following sentence:**

For the full version of the UDP policies, and their reasoned justification, refer to the Carmarthenshire Unitary Development Plan which can be viewed on the Council's website, Council Libraries and at the Council's Customer Service Centres.

5. In response to Representation 49 (CCC Parks Division):

The following textual changes are to be made:

First paragraph under LANDSCAPE STRATEGY (P.18): replace "(LAP & LEAP)" with "...(appropriately sized local areas for play and equipped areas for play)...";

Second paragraph under Northern Gateway Open Space (P.18): replace "(LEAP)" with "(appropriately sized equipped areas for play)"

6. In response to Representation 62 (Representatives of the Transition Town Llandeilo Initiative):

Remove the paragraph on Transition Towns on page 24/25 of the Brief.

Responses received to the Draft Llandeilo Northern Residential Quarter Planning and Development Brief

Reference: 1

Respondent:

Agent (if used):

Richard Workman

Carmarthenshire County Council

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

General.

Q3: Comments in support of, or in objection to, the proposals.

Q4: If objecting, please outline any alternative suggestions for the area

In having an initial scan of the document, there are issues which I think are particularly important to raise early to ensure operational matters are addressed to reflect service provision in certain key areas. This is even more important given the financial picture over the next few years and hopefully we can avoid building in operational and maintenance difficulties whilst fully appreciating and supporting the essential principles of creating quality environment for people to live in.

- The design principles set out on page 11 highlighting the importance of the sites natural heritage and the need to incorporate hedgerow and trees and creating new open spaces. I assume the issue of how these areas will be identified and maintained will be addressed and given the evolving view of the County Council on the role of Town and Community Councils in ongoing maintenance and or the potential for maintenance companies or residents groups I would hope whilst the areas as identified as open space this does not mean they will necessarily be maintained by ourselves. If a developer does wish us to adopt, then early discussion with Street Scene will be needed to ensure they have an input to the design of the open spaces and also identify necessary commuted sums for future maintenance.

- I would fully support the section on accessibility and ease of movement refer to streets being designed to reduce speeds and to ensure safe and attractive route for pedestrians and cyclists. Could I also ask that operational needs for instance of refuse vehicles are accommodated as the County Council has invested heavily in its waste strategy and vehicle fleet.

- Surface materials clearly play an important role in the design and appearance of the public realm but again could I ask for early consultation with Street Scene over the types of materials proposed and how they will need to be maintained.

- Street lighting is as you will know a 'live' issue at the moment and Council will be considering proposals for part night lighting in the near future. New developments should be designed to ensure that such principles can be, or easily adapted to be incorporated.

- The section on dealing with waste needs to reflect on how our current waste strategy operates and it will impinge on the size and location of storage facilities. As you will be aware we collect food weekly in bins (not wheeled) and recyclable fortnightly in blue bags and residual again in bags alternate fortnightly. The issue of where the waste is collected is referred to above but experience shows residents are never keen to have to place waste for collection some distance away but we will not be able to provide different vehicles or collection arrangements if our split collection vehicles cannot access the estate roads.

Officer response:

1. Following discussion with representatives from the Street Scene Division, it is been agreed that the issues raised be incorporated within the section on IMPLEMENTATION in the Development Brief as follows (to appear after the sub-section on Education):

Operational Matters and Service Provision

Developers will be required to engage in early discussion with the Street Scene Division of Carmarthenshire County Council to ensure operational matters are addressed to reflect service provision in the following key areas, and also to identify necessary commuted sums for future maintenance:

- Where a proposed scheme incorporates hedgerows and trees and proposes the creation of new open spaces, the potential developer will need to set out how these areas will be identified and maintained.
- Any proposed development will cater for the operational requirements of refuse vehicles and the emergency services. The potential developer will need to set out how non-adoptable roads (generally less than 5m wide) will be maintained.
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- In terms of street lighting, proposed schemes should be designed to ensure the Council's principles can be (or easily adapted to be) incorporated.
- In terms of dealing with waste, proposed schemes will need to reflect the Council's current waste strategy.
- Proposals will be required to give due consideration to pedestrian access for the visually impaired/disabled and the location of utility apparatus i.e. provision of footways.

Textual change: reference to wheelie bins will be removed from the Brief as this form of refuse collection is not employed within the County.

Reference: 2

Respondent:

Cliff Cleaton

Carmarthenshire County Council

Object: Yes Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

1. Adoptable roads must accommodate a refuse / emergency vehicle taking into account on street parking, access radii, bend radii etc. Vehicle tracking diagrams will be required for the whole site. Who is going to maintain all the non adoptable roads (anything less than 5m wide) a Management Company?

2. Adoptable roads must take into account disabled access and utility apparatus and must therefore provide 1.8m footways on all developed frontages. Shared ways, court yards, lanes, parking courts are not acceptable. Also bin storage will be required at the ends of all private roads to prevent nuisance on collection days.

3. There are extensive public open space areas - while this is commendable consideration needs to be given to future maintenance i.e. commuted sums if Paul is taking them over or Management Company to be set up if not.

4. Road widths generally are too narrow and junction radii look too tight (minimum rad. should be 6m).

5. Any materials / designs / traffic calming which require additional maintenance over and above standard tarmac road and footway construction will be the subject of commuted sums.

6. In general I agree we need to keep vehicle speeds low, but this should be achieved by creating

generous road widths but with pinch points at strategic locations. If we let the developer go ahead and put in narrow roads and then find they are too narrow we have no options left open to us. It is easy to control / restrict a wide residential road but not conversely to widen a narrow road.

7. Low kerbs next to green areas? Won't stay green for long if parking is at a premium.

8. Street Lighting - proposals are for non standard lighting - commuted sums required etc. Also fancy lights usually cause greater energy consumption and are therefore less sustainable; Architects and Designers often forget this.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Following discussion with representatives from the Street Scene Division, it is been agreed that the issues raised be incorporated within the section on IMPLEMENTATION in the Development Brief as follows (to appear after the sub-section on Education):

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- Proposals will be required to give due consideration to pedestrian access for the visually impaired/disabled and the location of utility apparatus i.e. provision of footways.

Textual change: Reference to wheelie bins will be removed from the Brief as this form of refuse collection is not employed within the County.

Reference: 3

Respondent:

Mario Cresci

Carmarthenshire County Council

Object: Yes

Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

[See also Cliff Cleaton's Representation No. 2]. Basically the design criteria are not being met in certain instances with substandard carriageway width, lack of footways, junction radii etc. Although careful consideration has been given to creating a layout which blends into the existing environment - the end result is potentially high maintenance for Streetscene unless there are sufficient commuted sums in place. I would add the following in addition to those points highlighted by Cliff ;

- I assume that there will be adequate attenuation as sw drainage will discharge into the Nant Gurrey which is a tributary of the Towy. It is noted that the north east of the site is potentially on a flood plain - although this area is to be developed as an open space.
- Creation of open spaces - some to grow naturally whilst others to be manicured. Natural habitats next to housing will inevitably lead to calls for a formalised cutting regime.
- Two potential sites have been offered for a new educational establishment - the short term traffic problems associated with parents collecting children in cars needs to be considered especially if there is inadequate c/way width. Also strong case for footways to be provided to encourage walking to school.
- Varying c/way width - 5.5m minimum required.
- Materials used/street furniture/planting schedule should be agreed by Streetscene in advance.
- Existing hedgerows to be retained - who will be responsible for maint?
- Tree lined streets/landscaped verges between footways - maint issue plus potential damage caused by root system of trees.
- Parking courtyards/areas - CCC would not be responsible - remain in private ownership?
- Lighting - CCC to agree proposals.
- Waste Storage Facility to be incorporated within design of building - CCC to continue with kerbside collection. Householder responsible for placing waste at kerbside. Also adequate c/way width/alignment required for RCV's

The list is not exhaustive but goes some way to identifying our concerns.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Following discussion with representatives from the Street Scene Division, it is been agreed that the issues raised be incorporated within the section on IMPLEMENTATION in the Development Brief as follows (to appear after the sub-section on Education):

Operational Matters and Service Provision

Developers will be required to engage in early discussion with the Street Scene Division of Carmarthenshire County Council to ensure operational matters are addressed to reflect service provision in the following key areas, and also to identify necessary commuted sums for future maintenance:

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- Proposals will be required to give due consideration to pedestrian access for the visually impaired/disabled and the location of utility apparatus i.e. provision of footways.

Textual change: Reference to wheelie bins will be removed from the Brief as this form of refuse collection is not employed within the County.

Reference: 4

Respondent:

Matthew Miller

Carmarthenshire County Council

Object: Yes Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

The mention under 'Design principles' on page 14 is not far off, but I feel the wording could be sharpened up a little. There may be confusion as to what 'neutral tenure' means. I don't like use of the word 'units' - 'homes' should be used. I would suggest replacing the second paragraph with a more positively-worded statement as follows:

"Integrating affordable homes within the development promotes social inclusion and a close-knit community. Affordable homes can be provided individually or in small groups, designed so that they blend in with the surrounding open market homes. There should be the opportunity to buy and to rent affordable homes, to ensure that all sections of the community have the opportunity to live within the community."

Development framework on page 25 needs to be updated, as it refers to WAG intention to adopt code for sustainable homes in 2008.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Agreed. Brief to be amended accordingly.

Reference: 5

Respondent:

Robert Evans

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Overall appearance, objectives as stated and particular aspects.

Q3: Comments in support of, or in objection to, the proposals.

1. It appears pretentious in its aim to match the southern approach to Llandeilo. (The taller houses at the entrance look particularly out of place).
2. Given the environmental problems we face and the desirability of minimising impact on the small country town character of Llandeilo and the cherished Tywi Valley, a less obtrusive but exemplary sustainable and environmental development of integrity – where are the solar water heating panels? - would surely be more appropriate as the fundamental objective now.
3. Because of its size the development will have a profound affect on the town - amongst other things on medical, education and other public services and will exacerbate many of its current problems. Assuming the development is unavoidable, then in recompense it should very clearly offer community as well as environmental benefits.
4. There appears to be no particular provision to meet the needs of older people, of whom there are many in the area. Or is the aim to turn Llandeilo essentially into a dormitory town for Swansea?
5. It is not clear what will happen to the public footpath which crosses the site. Assurances are needed on its preservation and on high priority being given to convenient pedestrian links to shops, public transport and the rest of Llandeilo (including Dinefwr Park).
6. In essence the brief should be for a development which will demonstrably meet community and environmental needs in an era of climate change and rising energy costs while merging into the existing townscape and Tywi Valley landscape.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

Many of the points raised by the respondent are material planning considerations that will be taken into consideration prior to any development i.e. at the planning application stage, and will include where required the negotiation of contributions from developers to fund projects that will benefit the community. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Any future development at this site should seek to meet the needs of all sections of the local community and would need to be in accordance with the policies contained within the Carmarthenshire UDP, which is underpinned by the principles of sustainable development.

Reference: 6

Respondent:

Owen Thomas

Object: Yes

Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

The whole lot.

Q3: Comments in support of, or in objection to, the proposals.

Why spoil a nice town.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Comments noted.

Reference: 7

Respondent:

Mr. R. Kinnell

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

The Whole - In Principle

Q3: Comments in support of, or in objection to, the proposals.

Lack of infrastructure Lack of job opportunities;
Poor transport links;
Increased adverse "Green" issues;
(Need to travel to work)

Inadequate Health and Education resources.

Questionable water, sewage and power infrastructure.

Q4: If objecting, please outline any alternative suggestions for the area

Ideal site for a regional leisure centre, could also be used for schools to replace the existing outdated and crowded primary schools.

Officer response:

The adequacy of local infrastructure to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

With regard to the respondent's alternative suggestions for the site, it must be emphasised that the principle of residential development at this site has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. In addition, in light of the Council's potential requirements in respect of future education provision, opportunity has been identified to locate a possible new education facility on part of the site. Therefore, only residential and educational uses can be considered at the site.

Reference: 8

Respondent:

Janet McDowall & David Hughes

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Overall Concept

Q3: Comments in support of, or in objection to, the proposals.

1. We think the sheer size, and number of homes, in this development would be entirely inappropriate in a town the size of Llandeilo.
2. The lack of any bypass around Llandeilo, as an alternative to Rhosmaen Street, would mean that any additional traffic caused by the development would reach high levels at peak times.
3. The car parks in Llandeilo are already fully used especially during holiday times - there is no provision for additional parking in the brief.
4. Other services, such as medical and council services would be overstretched.
5. Lack of local employment would mean increased commuting by car, also leading to more traffic congestion.

Q4: If objecting, please outline any alternative suggestions for the area

1. A more substantial supermarket on the current site with increased parking.
2. A larger school site with more playground space.
3. A large open space for the town (this was indicated as lacking in the Brief).
4. A leisure facility such as a swimming pool and fitness centre, also possibly a cinema with adequate parking.

Officer response:

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

With regard to the respondent's alternative suggestions for the site, it must be emphasised that the principle of residential development at this site has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. In addition, in light of the Council's potential requirements in respect of future education provision, opportunity has been identified to locate a possible new education facility on part of the site. Therefore, only residential and educational uses can be considered at the site.

Reference: 9

Respondent:

Mrs. E. Jones

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

The area I live in is prone to flooding due to the owners of neighbouring land not putting in adequate drainage. I am very concerned that building more houses will increase this problem.

I do not think Llandeilo needs to expand by this amount of houses and people.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has been established within the Carmarthenshire Unitary Development Plan (UDP), in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan

period (-2016).

Environmental issues, such as flooding would be considered in detail prior to any development taking place at the site. The purpose of this Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 10

Respondent:

Agent (if used):

G Hoctom

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All

Q3: Comments in support of, or in objection to, the proposals.

The Town is big enough now.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

Reference: 11

Respondent:

Agent (if used):

Miss J C King

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All

Q3: Comments in support of, or in objection to, the proposals.

It will ruin the town to have so many new houses. A smaller number would be acceptable - no more than half - preferably a quarter.

Q4: If objecting, please outline any alternative suggestions for the area

Leave as mainly open space.

Officer response:

The general principle and scale of development at the northern quarter area has been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. Due to the nature of the land use designation for this site, suggestions for alternative uses (other than for residential and possibly education purposes) cannot be considered.

Reference: 12

Respondent:

Anna Scruby

Object: Yes

Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

Plans for large development behind Maes y Elfryn.

Q3: Comments in support of, or in objection to, the proposals.

1. New build to cover too large an area for a small town like Llandeilo which is already short on parking, medical facilities etc.
2. No mention I could see of homes for our young people (affordable).
3. No mention of renewable energy, e.g. solar hot water, photovoltaic panels - we are so sadly behind Europe in building Eco-Housing!! It is so important!!
4. Will rob the town of an important green area of wildlife habitat between the old people's housing and the council estate and the new by-pass. An area of considerable wildlife habitat and old trees that acts as a buffer and protects Llandeilo's status as an attractive market town.

Q4: If objecting, please outline any alternative suggestions for the area

Obviously new homes have to be built, but these plans look like a developer's plan to make money rather than the design of someone who respects the life of those already living here. I don't like the way it is tagged onto the council estate as if we don't matter.

There are no trees lining the streets in town and now this area of ruralness will be built on within an inch of its life by the look of it!!

Couldn't the plans be scaled down so that we still have a feeling of space between us and the main road? Cut down the number of houses by at least half would be better and leave much bigger swathes of open, untouched land between the streets? Make it a proper eco-village in its self!! Solar hot water too!!

The new school should be over near Tregib where there is room and keep it all together. Otherwise parking will be a nightmare and dangerous by co-op.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. At the same time, issues such as affordable homes, renewable energy and wildlife habitats would be assessed in accordance with national planning guidance and the policies contained within the Carmarthenshire UDP.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

In respect of the respondent's reference to a new school, the two sites highlighted within the Brief are indicative locations. Possibilities for alternative locations would, in the first instance, be subject to discussions between the Council Departments concerned.

Reference: 13

Respondent:

J. M. Crayford

Object: Yes Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

All of it.

Q3: Comments in support of, or in objection to, the proposals.

My objections are:-

The existing Infrastructure will be unable to deal with such massive influx.

The local schools and surgery will be unable to deal with such an increase in demand. The increase in TRAFFIC would be Horrendous! And LLANDEILO'S already congested streets would be GRIDLOCKED.

On a purely aesthetic basis, I feel that such a development would DESTROY the CHARACTER OF LLANDEILO, and turn it into another Commuter Town! Having viewed the proposed plan in the Landfill Council Office, I am amazed that the Eastern end of the site, is to be built on a FLOOD PLAIN.

Q4: If objecting, please outline any alternative suggestions for the area

As for ALTERNATIVE suggestion for this area - I think a swimming pool would be nice, but I expect we will get one the same year that we get an EASTERN BY-PASS!

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. At the same time, issues such as affordable homes, renewable energy and wildlife habitats would be assessed in accordance with national planning guidance and the policies contained within the Carmarthenshire UDP.

Environmental issues, such as flooding would be considered in detail prior to any development taking place at the site. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

In respect of the respondent's alternative suggestion for the site, due to the specific land use designation for this site suggestions for alternative uses (other than for residential and possibly education purposes) cannot be considered.

Reference: 14

Respondent:

Agent (if used):

A Church

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Size

Q3: Comments in support of, or in objection to, the proposals.

I feel this development is also too big - too many houses. Also very sceptical about claims of low carbon building and incorporating renewable energy. From plans no mention of say solar hot water, south facing housing etc. Feel this should be main criteria not a smoke screen. Also can Llandeilo really cope with this size development. What about smaller development of mini eco-village?

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site, together with the incorporation of factors such as renewable energy and low carbon building will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 15

Respondent:

Agent (if used):

Eva Ryan

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All of it!

Q3: Comments in support of, or in objection to, the proposals.

Llandeilo does not need further development on such a scale - local schools and the surgery are already stretched to their limits, parking has turned into a nightmare and traffic through town centre is at an all time high (specially with the bypass not built...) where all the people who might be living in the planned houses are going to park, send their kids to school, attend a surgery or attend leisure facilities doesn't seem to be taken into consideration. Presently, there's nothing for teenagers and young adults to focus on other than the often vandalised 'recreation ground' and trying to get into the local pubs. No leisure centre, swimming pool, youth club headquarters or cinema. Why not concentrate on making Llandeilo a more welcome place for the people already living there, rather than bringing in yet more people without being able to offer the infrastructure and facilities needed to make the town a pleasant place to be? By making it bigger yet, what character the town has that hasn't been destroyed yet. Surely is well on its way to destruction.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 16

Respondent:

Malcolm Warren

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Housing Development

Q3: Comments in support of, or in objection to, the proposals.

1. The traffic chaos in Llandeilo will be made considerably worse, perhaps to the point of 'gridlock' with the addition of more commuters and school 'runs' It may have been reasonable to consider this application more favourably if the new bypass had been built.

2 Drainage will be lost adding to flooding risk.

Q4: If objecting, please outline any alternative suggestions for the area

1. All housing development needs to be on the Ffairfach side of the bridge until an effective bypass around Llandeilo has been constructed.

2. Effective flood relief and drainage provision may make some housing in the proposed area viable.

Officer response:

The adequacy of local infrastructure and services to cope with any future development at this site, together with any environmental factors such as potential flood risk, will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

In light of the respondent's suggestion that all housing development needs to be on the Ffairfach side of the bridge, it must be emphasised that the northern quarter area forms an established residential allocation within the Carmarthenshire Unitary Development Plan (UDP) and will make a significant contribution to the housing allocation for Llandeilo over the Plan period - (2016).

Reference: 17

Respondent:

Daphne G Davies

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

As is, incomplete planning.

Q3: Comments in support of, or in objection to, the proposals.

- Sewerage capacity. There are concerns with the sewerage system, which dates back to the second half of the 1800s. Also concerns with possible flooding of the Nant Gurrey Fach.
- Concerns with Trunk Road Access and associated highway issues. Potential dangers to children in respect of the suggested roundabout at Rhosmaen Street and through road from Llys Pencrug. A Welsh Assembly Government Order is enclosed with the representation and states that traffic calming measures on the trunk road would be damaging and inappropriate.
- Population influx. Figures are needed in respect of the amount of additional people that this development would attract and where they are going to come from. What effect will the increase in population (and the associated increase in car numbers) have on essential services
- Design issues. Lack of back gardens and the proposals for shared driveways are not ideal. The proposed entrance gateway to Llandeilo from the north will result in a boring facade, dominated by three-storey flats.
- The proposed development would result in a loss of environmental feeling of space.
- Concerns for the future of freeholders of caravans/caravan dwellers on site. Will this cause an expensive social problem for Carmarthenshire tax payers?
- Screening. It is not true that the site is a mess. Adequate screening can be employed – photos submitted as evidence.
- Schools and other community benefits. Unfortunately, past actions have shown that Carmarthenshire County Council will prefer to “seek to negotiate contributions from developers for other projects” rather than seek facilities and benefits directly related to the development and for the use by the people there.
- Voyeurism. There are issues of privacy associated with the proposed scheme.
- Tenure Neutral. The proposals put forward appear to be a form of population control and the removal of personal choice. The “tenure neutral” must also have legal complications too.

Q4: If objecting, please outline any alternative suggestions for the area

- More imaginative designs, including the incorporation of a new swimming pool.
- Use existing historical features from the surrounding area as inspiration e.g. the arches from Newton House in Dinefwr Park.
A tower of shops and a staircase could correspond with the new swimming pool
- Consider building garages below the terrain
- Possible enclosure of static caravans with gardens – minimising disruption to the existing caravan dwellers
- Adequate entrance from the By-Pass NOT the Trunk Road
- Photos, sketches and examples are enclosed with the representation to illustrate the suggestions

Officer response:

The adequacy of local infrastructure and services to cope with any future development at this site, together with any environmental factors such as potential flood risk, will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. Detailed issues such as design, privacy and the amenity of residents will also be considered at this later stage as part of the overall assessment of the design of any proposal.

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages. However, it is not the remit of this Brief to consider the exact numbers of potential future occupants of any development at this site and from where they will originate.

The future of caravans/caravan dwellers on the site are legal issues that will need to be addressed prior to any development taking place, and is not within the remit of this Brief.

In the interest of clarity, the reference to "Tenure Neutral" will be changed in the text of the Brief to avoid any possible confusion (see Representation 4 of this Report).

The respondent's comments in respect of schools and other community benefits are noted. Any contributions from developers will be in accordance with the policies contained within the Carmarthenshire Unitary Development Plan (refer to Section on Implementation within the Brief)

The respondent's alternative suggestions for the site are noted. However, whilst prospective developers will have the opportunity to view this Council Report, it is not felt necessary to amend the Brief to incorporate such elements of design. Detailed elements of design will be considered by prospective developers prior to the submission of a planning application.

In terms of alternative vehicular access routes into a potential new development at this site, this again would be considered prior and/or during the consideration of a planning application. The suggestion for a swimming pool on the site cannot be considered, however, as the site forms an established residential allocation, with the additional potential for a new school.

Reference: 18

Respondent:

Mr S Crayford

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All of it

Q3: Comments in support of, or in objection to, the proposals.

1. It would spoil the character of the town, cause an increase to traffic congestion within the town as the commuters go to and fro.
2. The towns infrastructure of services like the sewerage system may not cope with the extra burden.
3. How will the schools, doctors surgeries and extra car parking be provided for.

4. The developers have yet to deliver on their previous developments, to the water features, play areas and the like - as expected in Parc Pencrug.

Q4: If objecting, please outline any alternative suggestions for the area

As Llandeilo is a small town, I feel that any additions should be made gradually and on a smaller scale.

Officer response:

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

In respect of the respondent's suggestion that any future housing developments in Llandeilo should be on a smaller scale, it must be emphasised that the general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. The site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

Reference: 19

Respondent:

Llanfynydd Community Council

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

The size of the development.

Q3: Comments in support of, or in objection to, the proposals.

The council is concerned that a development of this size would swamp a small community such as the market town in Llandeilo.

There is also concern at the effect of such a large development on the language of this predominantly welsh speaking area,

Q4: If objecting, please outline any alternative suggestions for the area

The council feels that a smaller development would be suitable, and that more resources will be required for education, as well as cultural events as a result of any development.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

In accordance with the policies contained within the Carmarthenshire Unitary Development Plan, the cultural effects of a development of this scale on local schooling and the Welsh language will be taken into consideration prior to any development taking place i.e. during the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 20

Respondent:

E Rimmer

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All

Q3: Comments in support of, or in objection to, the proposals.

This appears to be a major development which will increase the population of the town by approximately 30%. Whilst it is inevitable that Llandeilo will expand in the future, the effect of the local infrastructure must be considered as the first priority.

There has to be a plan for the infrastructure expansion alongside any major development of this kind. Details of the planned expansion of schools, doctors, surgeries, dental practices, public car parking etc must precede the development with timing to match the planned population expansion.

Q4: If objecting, please outline any alternative suggestions for the area

In order to meet the above objection, create and publicise a credible plan for infrastructure expansion which will convince the residents of Llandeilo and surrounding areas that their lives will not be made more difficult as a result of this development.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 21

Respondent:

JB & MM Molteno

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All parts in so far as they relate to the western gateway.

Q3: Comments in support of, or in objection to, the proposals.

1. Despite measures to regulate speed to 20 mph it is inevitable that Lon Rhys, Llys Pencrug and Parc Pencrug together with the main street of the new development would become a 'rat run' (linking Carmarthen Road and Rhosmaen Street) and would be used by the general public as well as the residents of the 215 proposed new dwellings. This would dramatically increase the volume of traffic passing through Lon Rhys, Lays Pen rug and Park Pen rug and would change the environment of

this peaceful semi rural area.

2. Park Pen rug can barely cope with the volume of traffic generated by its 51 dwellings. Due to insufficient car parking provision in some of the courtyards residents have no alternative but to park on the road.

3. The residents of dwellings in the courtyards and cul-de-sacs leading directly into Parc Pencrug have to negotiate the steep hill and the difficult roundabout when entering or leaving Parc Pencrug: this is currently manageable with care in good weather conditions but would become a hazard even in good weather if there were a substantial increase in the volume of traffic.

4. There were occasions during 2007 and 2008 winters when the hill out of Parc Pencrug became impossible to negotiate due to snow and ice. A number of key workers, teachers in particular, had to leave their cars at the entrance to Lon Rhys and walk to and from their homes in Parc Pencrug.

5. The increase in traffic would discourage residents of Llys Pencrug and Parc Pencrug from walking or cycling to local destinations. The road would become uninviting to pedestrians and break up the existing community spirit.

6. The increase in traffic would make Llys Pencrug and Parc Pencrug a hostile environment for adults and children.

7. The children's play area is located on the steepest part of the hill and any increase of traffic would make accessing the play area from Parc Pencrug a hazard and an unacceptable risk; the play area would become virtually inaccessible to the children living in the cul de sacs and courtyards near the ponds.

Possible School Locations -There are two possible sites identified in the Draft Planning and Development Brief as possible location for a new education facility. We would oppose a new school on the LOWLANDS/COUNTRY LANE location as this would exacerbate the traffic problem at Parc Pencrug and at school peak times would become intolerable.

Design Requirements (Section 5 of Development Brief) - The Draft Planning and Development Brief states that within the new development views of the countryside to the North will be reserved and maximised. A number of the properties in Parc Pencrug currently enjoy an uninterrupted view of the countryside and hills to the North.

The supplementary planning guidance when adopted should require the new dwellings on the proposed development to be of a design and height which would preserve the view currently enjoyed by the Parc Pencrug residents.

Local Infrastructure - The majority of house owners these days own at least 2 cars and with the proposal to build a further 215 dwellings this could introduce a further 400 cars into Llandeilo.

The infrastructure of Llandeilo does not provide adequate amenities for the existing residents of the town e.g. parking, super markets, schools etc and Rhosmaen Street is too narrow to cope with existing traffic and the introduction of a possible further 400 cars to the area would clearly increase traffic flow problems in the town.

The infrastructure of the town must be improved before considering a housing development of this magnitude and a meeting held with the residents of the affected areas.

Q4: If objecting, please outline any alternative suggestions for the area

A vehicular access to the new development off the A40 in the vicinity of the Bryngwyn land should replace the one proposed from Llys Pencrug/Parc Pencrug.

Officer response:

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads etc will be set out as part of any planning application. Prior to any development taking place, the adequacy of local infrastructure and services to cope with the scale of development proposed, together with the design layout of the proposal, will be considered in detail by the Local Planning Authority and relevant statutory consultees, for example, the Local Highways Authority and Local Education Authority. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

In respect of the respondent's reference to the possible school locations, whilst the Authority has

acknowledged a potential need for education provision, the areas highlighted in the Brief are indicative and do not preclude the consideration of other sites.

Reference: 22

Respondent:

Lucy Bennett

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

1. The development will impose a huge strain on the existing facilities, services and infrastructure of Llandeilo.
2. The plan will cause even further traffic problems in Llandeilo - it will add to unacceptable pollution levels and cause even greater road safety problems in the centre of Llandeilo.
3. It will add to existing flooding problems.
4. Llandeilo has a developing tourism industry-building a large housing estate in the town will not help that. Who will want to come and use Llandeilo as a base with a huge housing estate on the town's doorstep.

There seems no justification for development on this scale.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. Environmental issues, such as flooding, will also be considered in detail at this stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 23

Respondent:

Guy Bennett

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

I wish to object to the proposed development plan. The reasons are:

1 The development will put too much strain on the existing Llandeilo health, social and education facilities; - it will add to unacceptable pollution levels and cause even greater traffic and road safety problems in the centre of Llandeilo.

2. It will add to existing flooding problems.

3. The plan is far too large for a small town like Llandeilo. It will only benefit the commercial interest of large house building companies.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. Environmental issues, such as flooding, will also be considered in detail at this stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 24

Respondent:

Mrs Carol Bevan

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Development of 200 plus houses in Llandeilo by Davies and Richards.

Q3: Comments in support of, or in objection to, the proposals.

Since the development of Parc and Llys Pencrug the volume of traffic using the road from part of Lon Rhys and into Carmarthen Road has increased considerably, with yet another development the increase in traffic yet again is not acceptable.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The adequacy of local infrastructure, including the local highway network, to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 25

Respondent:

Mrs Nancie Jones

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Number of houses to be built.

Q3: Comments in support of, or in objection to, the proposals.

I am objecting to this development plan because:

- a. I think our lovely town is the right size;
- b. The traffic congestion coming out of Lon Rhys could be horrendous.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

The adequacy of local infrastructure, including the local highway network, to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 26

Respondent:

M T Pollinger

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

The general premise that Llandeilo needs 215 more houses with their concomitant needs.

Q3: Comments in support of, or in objection to, the proposals.

Employment - Where would the prospective occupants work? There is no employment for them in Llandeilo. It is probable that a development such as that proposed would become a dormitory town bolted on to the side our well established, attractive, historic little town.

Traffic Problems - At peak hours vehicles would pour out of the development, the majority wishing to turn right - crossing the traffic on their way through Rhosmaen Street to the M4 or A48 - causing disruption and tailbacks to the Rhosmaen roundabout and possibly backing up onto the A40 in both directions.

So much for the transition town.

Education and the consequences of an increase in pupil numbers - financial and space-wise - The education department would have to seriously reconsider their future strategy. At present they are forecasting a fall in the number of pupils and are considering a reduction in the number of schools viz amalgamating the two local primary schools and also combining the two secondary schools - Ysgol Tregib and Ysgol Pantycelyn. How is it planned to cover the costs of an increase in demand for school places? It all point to a heavy burden on the payers of the community charge.

Flooding - We already have a problem. Over the last 6 years we, in Rhosmaen, have seen a twice-yearly rise in the level of floodwater close to our property. In August 2009, the A40 at Rhosmaen was closed to traffic due to flooding. We've not seen that before. At present the ground on the proposed development site absorbs an enormous amount of rainwater and STILL it floods down the hill. The more your build, the less available ground there is for absorption of rainwater and if the scientists are to be believed, we are to expect heavier and more rainfall in the very near future. Is this really a sensible project?

If these houses are built and there is increased flooding as a result it will be too late for the rest of us already living here.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The adequacy of local infrastructure, including the local highway network and education facilities, to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. Environmental issues, such as flooding, will also be considered in detail at this stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages. However, it is not the remit of this Brief to consider the employment opportunities of the prospective occupants of any future development at this site.

Reference: 27

Respondent:

Llandeilo & District Civic Trust Society

Agent (if used):

Dr. D. Townsley-Hughes

Chairman of the L&DCTS

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All

Q3: Comments in support of, or in objection to, the proposals.

There is no evidence of any consultation with the Design Commission for Wales (DCFW).

There should be, since the development clearly comes within their remit, as established by the Welsh Assembly Government (WAG) in 2002.

The DCFW mission statement is to 'Champion high standards of architecture, landscape and urban design in Wales, promoting wider understanding of the importance of good quality in the built environment, supporting skill building, encouraging social inclusion and sustainable development.' See www.dcfw.org.

It is recommended, in the public interest, that the CCC and the design agent (cdnplanning) shall submit the current Draft Planning and Development Brief to the DCFW, for review by its multidisciplinary panel of experts, as soon as possible, for their report, before the CCC proceeds to further consider the brief for 'Adoption of Framework as SPG'.

Q4: If objecting, please outline any alternative suggestions for the area

We expect that the recommendation of the Design Review Report, about the 'Llandeilo Northern Quarter Planning and Development Brief', from the Design Commission for Wales, will be in the public interest.

Officer response:

The purpose of the Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The layout of the housing/roads/green spaces etc are indicative and assist in setting out a broad framework to guide future proposals in respect of the site. In this regard, it would be premature to involve the Design Commission for Wales (DCFW) at this stage.

Consideration could, however, be given to engaging the DCFW when a detailed planning proposal (Planning Application) is submitted by a prospective developer, after the Development Brief has been finalised and after having been reported to County Council. Technical Advice Note (TAN) 12: Design actually encourages that the DCFW be involved as early as possible in Pre-application discussions before an application is submitted. Such a proposal will be expected to adhere to the broad framework and principles set out in the Brief and accord with the policies and proposals set out within the Carmarthenshire Unitary Development Plan (UDP). Given the potential size of this development, prospective developers would be encouraged by the Local Planning Authority to involve the DCFW at this stage in order for the Commission to provide expert advice on the design aspects of a proposed scheme.

Reference: 28

Respondent:

M.A.C. Adams

Agent (if used):

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All

Q3: Comments in support of, or in objection to, the proposals.

There seems to have been no traffic flow analysis resulting from so large an increase in the population. For instance, the additional traffic leaving the new estate in the morning rush hour would result in a massive build up of traffic at the end of Rhosmaen Street. Furthermore the whole concept ignores the WAG's thrust for more sustainable planning. No thought seems to have been given as to where the new population might work. As there is no additional industrial/commercial development in Llandeilo then, ipso facto, the new population would have to work away from town resulting in more carbon emissions from vehicles thus defeating the objectives of Transition Town.

The ultimate aim for 215 units of housing would result in a minimum population increase of >500 (using a conservative factor of 2.4 per unit). Such planning requires a bold sweep with provision for industry, shops and recreation in addition to the housing - all of which are sadly missing from the present plan. A *laissez-faire* approach, expecting market forces to deliver services such as front-line medical support, a variety of retail outlets and additional parking spaces will lag so far behind actual development as to put a severe strain on present day services. Without detailed forethought as to the provision of such services to cater for so vast an increase in the population, the County Council Community Charge payers will be landed with an expense that could force up council tax rates to an un-precedented level.

There is no clear evidence from the present plan that a joined-up approach to interdepartmental requirements from such a development has been thought through. Indeed the Education Department still seems to be basing its future strategy on falling rolls rather than rising rolls, which would be the case in Llandeilo.

There is no provision in the plan for additional parking in the town. There is bound to be a need for more parking especially on market days where it is already inadequate. The increase in the population would put a great deal of pressure on the present two (small) supermarkets. Additional capacity does not appear to have been considered. The intellectual arguments put forward for an expansion seem woefully inadequate.

On the question of sewage and surface water, there appear not have been no audit of the increase on the present system.

Again a *laissez-faire* approach assumes that the present network can carry the additional effluent safely away. No attention has been paid to the likely increase in flooding (due to the covering over of areas which, at present, absorb surface water).

Nant Gurrey fath (referred to in the plan) floods at least twice a year, so would be at risk of increased flooding particularly in the low-lying part of the new development especially in view of the projected increase of wetter winters as forecast by scientists.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Preparation of the Brief represented a culmination of meetings and followed collaboration between representatives from Carmarthenshire County Council, Local Councillors, Llandeilo Town Council, landowners, and interested parties. Inter-departmental requirements of the County Council were taken into account through the collaborative meetings and through other forms of communication between those concerned.

The adequacy of local infrastructure, including the local highway network, sewerage and education facilities, to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. Environmental issues, such as flooding, will also be considered in detail at this stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages. However, it is not within the remit of this Brief to consider the employment opportunities of the prospective occupants of any future development at this site.

It is not within the remit of the Brief to discuss car parking within the town. The issue of car parking on the northern quarter site would be considered as part of a detailed scheme prior to any development taking place i.e. at the planning application stage.

Reference: 29

Respondent:

Agent (if used):

Mr & Mrs D J Thomas

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Access from Parc Pencrug to proposed new housing development.

Q3: Comments in support of, or in objection to, the proposals.

We are strongly objecting to the proposal of gaining access to and from the bottom of Parc Pencrug to the proposed new development because of the weight and volume of traffic that would travel up through Parc Pencrug and out through Llys Pencrug and Lon Rhys. It would create a short cut to all kinds of people and vehicles. We were told emphatically when we purchased our property in 2004 that there would never be a through road out of Parc Pencrug!

Q4: If objecting, please outline any alternative suggestions for the area

Our main suggestion is that Llandeilo can't possibly cope with an extra 200 new houses but if this is passed then access should be gained off the Llandeilo by-pass.

Officer response:

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; detailed proposals will be set out as part of any planning application. Prior to any development taking place, the proposed road layouts will need to satisfy the policies and guidelines established by the Local Highways Authority.

Reference: 30

Respondent:

Agent (if used):

M D Bennett

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Objecting to all

Q3: Comments in support of, or in objection to, the proposals.

I am writing to record my opposition to the current plan.

The reasons for my opposition include the following:

- The proposed scale of the development is out of all proportion to the current size of Llandeilo.
- The proposed development will put an unacceptable strain on the current infrastructure and facilities within Llandeilo. The existing health, GP and social services and education services within the Llandeilo area will simply not be in a position to meet the level of demand that a development on this scale will generate. It is already difficult to access health and social care services within Llandeilo. Adding this level of additional resource requirement without, at the same time, very considerable investment in additional resources in each of these areas is untenable.
- The proposed development will also greatly add to Llandeilo's existing chronic traffic and transport problems with all the related pollution and road safety concerns. No large scale expansion of Llandeilo should be contemplated until the new By-pass is built.
- The use of existing agricultural land for housing development is a backward step. Existing brown field sites should be used for limited residential development.
- Building a housing estate of this size will detract from the growing tourism industry in Llandeilo. Imposing a large housing estate in this small pretty market town is not likely to enhance tourism in the area.
- There is already a sizeable unsold housing stock in Llandeilo and surrounding areas at all levels. There seems to be no evidence there is the level of shortage of housing stock that development on such a massive scale would indicate. This seems to be a development for no reason other than the benefit of commercial house builders.

Lastly I would be interested to understand the nature of the relationship between Carmarthenshire County Council and the Davies Richards Partnership in relation to the plan.

Please acknowledge receipt of this objection.

Q4: If objecting, please outline any alternative suggestions for the area

None

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

Respondent:

Dwr Cymru/Welsh Water

Agent (if used):

Object Support

Q2: Which part of the draft Brief are you objecting / supporting?

Comments.

Q3: Comments in support of, or in objection to, the proposals.

Further to the above consultation we would provide the following comments in response:

In relation to capacity to accept sewage flows from the proposed development, we can confirm the public sewerage system in the area of the proposed development is of a separate type.

The public sewerage system to which the proposed development would discharge the foul flows is hydraulically overloaded and is unable to accept any further discharges.

To progress this development, a hydraulic modelling exercise would be required on the public sewerage system. The conclusion of this study will determine the foul connection point and/or any required improvement works.

For you to obtain a quotation for the hydraulic modelling assessment, we will require payment of £250+VAT. Payment must be made by cheque, made payable to Dwr Cymru/Welsh Water, and sent to the above address.

In relation to the surface water flows from the proposed development, these will, have to be disposed of separately, by other means. You are required to full exhaust all technical options outlined under Section 3.2. and 3.4 of Part H of the publication 'Building Regulations 2000'.

Other methods of SUDS must also be investigated. SUDS is an approach to managing surface water run-off which seeks to imitate natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

However, as I hope you understand surface water run-off should be controlled as near to its source as possible through sustainable drainage techniques and the management of surface water. SUDS is an approach to managing water run-off which seeks to imitate natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles. Good justification would be required not to incorporate a SUDS scheme on the site.

Please also note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

In relation to the Waste Water Treatment Works we are able to confirm that there are no problems envisaged with the treatment of domestic discharges from this site.

In relation to supply of domestic water to the proposed development, we are able to confirm that the proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP4 (years 2005 to 2010). In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Developers or interested parties are advised to contact the County Council and Dwr Cymru/Welsh Water in relation to foul and surface water drainage issues as well the supply of domestic water in respect of the site. Regard should be had to the issues in relation to sewerage capacity and the requirements for SUDS as part of any proposal.

Reference: 32

Respondent:

Hilary Bennett

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

A further 215 houses in Llandeilo (with an average of 4 people in each) will increase the population of a small town by 860 people. No thought has been given as how the infrastructure will cope with this.

These developers completed and sold a large new site of some 100 houses in Llandeilo in the last couple of years and the town is already struggling to cope with that increase in the population.

The medical centre is completely overstretched and it is already difficult to get an appointment. That will worsen enormously with another 860 people to cope with. Public funds will not run to another health centre.

The schools are over subscribed already.

Traffic in the town is atrocious particularly since the last development. Traffic can barely get down Rhosmaen Street and as a result, the pavements are dangerous. Another 250-350 cars will make it intolerable.

This is clearly a purely commercial venture for profit.

There is no shortage of housing in Llandeilo at the present time and consequently no need for this development.

Llandeilo would lose even more agricultural land.

Please do not allow this proposal to go through.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

Reference: 33

Respondent:

Agent (if used):

Roger Phillips (Town Clerk)

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

While encouraged by the vision and the design principles underpinning the above plan the Council does not feel able to approve it for the following reasons:

a) The consequent increase in the town's population by some 500 to 700 people i.e. a quarter or even one third increase, does not appear to have been fully evaluated in terms of its impact on the medical, educational and social facilities of Llandeilo. Nor has sufficient consideration been given to the increase in road traffic and numbers of people simply moving through the town centre. Renowned as "the town on the hill" there are natural barriers to the expansion of the town and we believe County Council planners should determine the optimum populations for size for the town and only then evaluate this and all other development plans accordingly.

The document identifies the key issue of sustainable and energy efficient homes but when it comes to detail only refers by way of example to FSC wood double glazed and sometimes triple glazed windows. We wish the details given to rubbish bins and rubbish removal was matched by that given to the details of sustainable design and technology to be used in the development. It is regretted that no reference to carbon zero rated housing is contained within the document.

The document states that the development will be punctuated and underpinned by crucial eye-catching "landmark buildings" yet there is little real indication as to what these might be? In addition there was little or no mention to the impact of the development on the general and wider landscape of Llandeilo and the Tywi valley as a whole.

The future of the existing two primary schools that adjoin the development site and their possible incorporation into new buildings on a new site is an issue we believe should be central to the plan. We would wish schools to be a central feature of the development of this land not a marginal addition. Also were the sites of the existing schools to be cleared what development would be acceptable on the land so released? Would we see further housing development on top of the proposed plan? Councillors wished to see an approved social mix of residents via a varied provision of houses be a commitment included at the very start.

This is a development that draws heavily on this existing attractiveness and popularity of Llandeilo. The town deserves something back in return for the increased pressures it will put on Llandeilo. A new school at the heart of the development could provide this and help link the development to the wider town. This needs to be a guaranteed integrated element and not something tacked on at the margins. (Concern was expressed by Councillors that if Welsh and English medium schools were to be absorbed into a single community school there would be a decrease in employment of ancillary staff. Does this come under the remit of Northern Quarter development plan?).

There is a regrettable lack of real details as to the stated Green corridors “facilitating pedestrian and cycle access to and from the site”. Also insufficient details regarding safe access to and from the site for pedestrians, parents with buggies and those reliant on mobility scooters. Councillors also sought reassurance that the roads within the development be wide enough for safety vehicles such as fire engines etc. There was a view that the existing roundabout within the completed Pencrug site was too narrow for this purpose.

Councillors are concerned that the development would become effectively an isolated enclave cut off from the town, deriving great benefits from it while giving little back in return. While public spaces were to be included the question was raised as to who would meet the cost of their upkeep given the County’s withdrawal from parks. Such public spaces and play areas should not be token items and indeed be accessible and open to all the towns’ residents.

The council is concerned that the proposed public play or sports land at the corner adjacent to the existing A40 roundabout offered as a benefit to the town is actually land ruled out for development by the Environment Agency as they believe it would exacerbate the flood risk that existed at this point. So how feasible is such a public facility here?

There appears to be insufficient consideration given to the reduction in ground cover to absorb rainwater. Will the land below the development and adjacent to the existing bypass simply become an extended drainage sink for rainwater running off the property creating a new wetland area? There is already a flood problem for cellars in property at the bottom of Rhosmaen Street. With the expansion of building over existing fields and all on a slope there must inevitably be an increased danger of flooding at the bottom of the area and particularly for Rhosmaen Street and the A40 which was currently a growing problem with each year that passes.

There was concern that with a new roundabout being constructed very soon after the existing A40 roundabout, there would be a risk of a serious build-up of traffic volume into the town.

Councillors wished to see tight guidelines and penalties to ensure that no damage be done to those trees and hedgerows the plan sought to retain especially given the emphasis the documents puts on them in the new development’s “country lane” ambience.

We are living through a period of severe shortages of capital for building development, at best sluggish consumer demand. With stricter development criteria coming into play in 2011 the Council is concerned that planning approval for the development not be rushed through now only for development to be mothballed for several years down the line when an appreciation of new environmental, social and economic realities may well cause us to regret that a full approval had been granted now. For all the above reasons we do not approve the current proposals and would wish to see the Design Commission for Wales called in to give their professional appraisal.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. The site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016). The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. Environmental issues, such as flooding, would also be considered in detail at this stage, as would other matters highlighted by the respondent, such as highway issues, pedestrian access, retention of trees and hedgerows and the form of buildings.

The identification of a possible site a new school at two potential locations within the Brief area resulted from Carmarthenshire County Council's potential requirements in respect of future education provision in Llandeilo. It must be emphasised, however, that the Brief represents an indicative framework for future development. It is not the remit of the Brief to investigate the detailed future education requirements of the Town, including the potential future of the two existing primary schools, or indeed the consideration of alternative areas for a new school.

The layout of the housing/roads/green spaces etc within the Brief are indicative and assist in setting out a broad framework to guide future proposals in respect of the site. In this regard, it would be premature to involve the Design Commission for Wales (DCFW) at this stage.

Consideration could, however, be given to engaging the DCFW when a detailed planning proposal (Planning Application) is submitted by a prospective developer, after the Development Brief has been finalised and after having been reported to County Council. Technical Advice Note (TAN) 12: Design actually encourages that the DCFW be involved as early as possible in Pre-application discussions before an application is submitted. Such a proposal will be expected to adhere to the broad framework and principles set out in the Brief and accord with the policies and proposals set out within the Carmarthenshire Unitary Development Plan (UDP). Given the potential size of this development, prospective developers would be encouraged by the Local Planning Authority to involve the DCFW at this stage in order for the Commission to provide expert advice on the design aspects of a proposed scheme.

Reference: 34

Respondent:

Dr. D. Townsley-Hughes

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

ALL

Q3: Comments in support of, or in objection to, the proposals.

There is no evidence of any consultation with the Design Commission for Wales (DCFW).

There should be, since the development clearly comes within their remit, as established by the Welsh Assembly Government (WAG) in 2002.

The DCFW mission statement is to “Champion high standards of architecture, landscape and urban design in Wales, promoting wider understanding of the importance of good quality in the built environment, supporting skill building, encouraging social inclusion and sustainable development”.

It is recommended, in the public interest, that the CCC and the design agent (cdnplanning) shall submit the current Draft Planning and Development Brief to the DCFW, for review by its multidisciplinary panel of experts, as soon as possible, for their report, before the CCC proceeds to further consider the brief for “Adoption of Framework as SPG”.

Q4: If objecting, please outline any alternative suggestions for the area

We expect that the recommendation of the Design Review Report, about the 'Llandeilo Northern Quarter Planning and Development Brief', from the Design Commission for Wales, will be in the public interest.

Officer response:

The purpose of the Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The layout of the housing/roads/green spaces etc are indicative and assist in setting out a broad framework to guide future proposals in respect of the site. In this regard, it would be premature to involve the Design Commission for Wales (DCFW) at this stage.

Consideration could, however, be given to engaging the DCFW when a detailed planning proposal (Planning Application) is submitted by a prospective developer, after the Development Brief has been finalised and after having been reported to County Council. Technical Advice Note (TAN) 12: Design actually encourages that the DCFW be involved as early as possible in Pre-application discussions before an application is submitted. Such a proposal will be expected to adhere to the broad framework and principles set out in the Brief and accord with the policies and proposals set out within the Carmarthenshire Unitary Development Plan (UDP). Given the potential size of this development, prospective developers would be encouraged by the Local Planning Authority to involve the DCFW at this stage in order for the Commission to provide expert advice on the design aspects of a proposed scheme.

Reference: 35

Respondent:

Agent (if used):

Treharne-Jones Associates

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Suggested Site Access

Q3: Comments in support of, or in objection to, the proposals.

1. The development brief strategy is highly dependent upon achieving a safe access into the site from the A483(T) Road.

The large number of dwellings proposed for the development brief site, together with the associated community facilities, will generate significant levels of traffic, particularly at peak times. The suggested access into the site is not suitable in terms of being able to provide adequate visibility splays, whilst the close proximity to the existing A40(T) roundabout will lead to considerable traffic congestion.

2. The development brief strategy appears to be heavily influenced by land ownership details.

The development brief area should be expanded to include the two primary schools and commercial properties along with the A483(T) road, in order to provide a more comprehensive framework. The development brief needs to provide for the "proper planning" of the community and not simply for specific landowners.

Q4: If objecting, please outline any alternative suggestions for the area

1. The most obvious means of facilitating the development of the site is through the utilisation of the existing petrol station access (see attached plan). This option will not only satisfy all highway safety concerns, but will also lead to significant visual improvement along this strategic corridor. The access would be of sufficient high quality to serve any proposed school, as well as all residential traffic. The required area of land will be made available to facilitate improved access arrangements.

2. A revised development brief boundary is required in order to encompass the two primary schools and other nearby commercial properties.

Officer response:

The Brief sets out an indicative framework as a guide for potential developers of the site. Detailed issues in respect of traffic and highways would be considered during the determination of a planning application setting out definitive proposals for the site. It would be at this stage that possible alternative highway options, other than those suggested in the Brief, would be proposed.

It must be emphasised that the majority of the area defined by the Brief corresponds with a residential allocation within the Carmarthenshire Unitary Development Plan. Whilst the Brief does indicate two potential locations for a new school, extending the Brief area to encompass the land proposed by the respondent - which includes non-residential uses - would not be appropriate. However subject to further consideration in terms of the location of a new school, the future extension of the Brief to include the two existing schools as part of the possible incorporation of a new school will be the subject of future discussions.

Reference: 36

Respondent:

K Mike Davies - Director

Parc Pencrug Management Co Ltd

Object: Yes Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

Access to country lane from Parc Pencrug - also called the Western Gateway to the development.

Q3: Comments in support of, or in objection to, the proposals.

We object to Llys Pencrug/Parc Pencrug becoming one of the main vehicular accesses to the proposed new development for the following reasons:-

1) Despite measures to regulate speed to 20 mph it is inevitable that Lon Rhys, Llys Pencrug and Parc Pencrug together with the Main Street of the new development would become a "rat run" (linking Carmarthen Road and Rhosmaen Street) and would be used by the general public as well as the residents of the 215 proposed new dwellings. This would drastically increase the volume of traffic passing through Lon Rhys, Llys Pencrug and Parc Pencrug and would change the environment of this peaceful semi-rural area.

2) Parc Pencrug barely carries the traffic generated by its 51 dwellings. Due to insufficient car

parking provision in some of the courtyards, residents have no alternative but to park on the road.

3) The residents living in the courtyards and cul de sacs leading directly into Park Pencrug have to negotiate the steep hill and the difficult roundabout when entering or leaving Parc Pencrug; this is currently manageable with care in good weather conditions but would become a hazard even in good weather if there were a substantial increase in the volume of traffic.

4) There were occasions during 2007 and 2008 winters when the hill out of Parc Pencrug became impossible to negotiate due to snow and ice. A number of key workers, teachers in particular had to leave their cars at the entrance of Lon Rhys and walk to and from their homes in Parc Pencrug.

5) The increase in traffic would discourage residents of Llys Pencrug and Parc Pencrug from walking or cycling to local destinations. The road would become uninviting to pedestrians and break up the existing community spirit.

6) The increase in traffic would make Llys Pencrug and Parc Pencrug a hostile environment for adults and children.

7) The children's play area is located on the steepest part of the hill and any increase in traffic would make accessing the play area from Parc Pencrug a hazard and an unacceptable risk: the play area would become virtually inaccessible to the children living in the cul de sacs and courtyards near the ponds.

As an insurance requirement Parc Pencrug Management Co. Ltd. had to commission a Health and Safety Report on the Parc Pencrug Development. The play area was highlighted as high risk owing to its location on a bend on the steep hill and that there were no signs on the road warning drivers of the location of the children's play area. It was considered a high risk even though at present the road past the children's play area only provides access to twelve houses in Parc Pencrug and the proposal is to use this road to provide access to an additional two hundred and fifteen houses and other traffic.

Education Provision

There are two possible sites identified in the Draft Planning and Development Brief as possible location for a new education facility. We would oppose a new school on the LOWLANDS/COUNTRY LANE location as this would exacerbate the traffic problem at Parc Pencrug and at school peak times would become intolerable.

Design Requirements (Section 5 of Brief)

The Draft Planning and Development Brief states that within the new development, views of the countryside to the north will be preserved and maximised.

A number of the properties in Parc Pencrug currently enjoy an uninterrupted view of the countryside and hills to the north.

The Supplementary Planning Guidance when adopted should require the new dwellings on the proposed development to be of a design and height which would preserve the view currently enjoyed by the Parc Pencrug residents.

Local Infrastructure

The majority of house owners these days own at least two cars and with the proposal to build a further two hundred and fifteen dwellings this could introduce a further four hundred cars into Llandeilo.

The infrastructure of Llandeilo does not provide adequate amenities for the existing residents of the town e.g. parking, supermarkets, schools, etc. and Rhosmaen Street is too narrow to cope with existing traffic and the introduction of a possible further four hundred cars to the area would clearly increase traffic flow problems in the town.

The infrastructure of the town must be improved before considering a housing development of this magnitude and a meeting held with the residents of the affect areas.

Q4: If objecting, please outline any alternative suggestions for the area

An alternative vehicular access to the new development off the A40 in the vicinity of the Brynwgan land should replace the one proposed from Llys Pencrug/Parc Pencrug.

Officer response:

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads etc will be set out as part of any planning application. Prior to any development taking place, the adequacy of local infrastructure and services to cope with the scale of development proposed, together with the design layout of the proposal, will be considered in detail by the Local Planning Authority and relevant statutory consultees, for example, the Local Highways Authority and Local Education Authority. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

In respect of the respondent's reference to the possible school locations, whilst the Authority has acknowledged a potential need for education provision, the areas highlighted in the Brief are indicative and do not preclude the consideration of other sites.

Reference: 37

Respondent:

Alan Davies

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Various matters as listed.

Q3: Comments in support of, or in objection to, the proposals.

Representations are made on the attached sheets with respect to the following concerns:-

- 1 Traffic safety - mini roundabout.
- 2 Traffic/safety - increased volume.
- 3 Entrance "gateway" - appearance.
- 4 Entrance gateway - accommodation.
- 5 Visual appearance.
- 6 Environmental impact - layout.
- 7 Environmental impact - surface water and sewage disposal.
- 8 Parking facilities.

3.1 Traffic safety - mini roundabout

The proposed mini roundabout on the trunk road is some 80 metres from the A40/A483 roundabout - a distance a car can travel in four or five seconds (at 30 mph). To the south of the mini roundabout is a down hill stretch of some 600 metres from the Post Office. The outcome of this proposal would be that trunk road traffic which includes heavy vehicles would have to give way to (with very little notice) local traffic coming in the opposite direction (southbound) and turning into the proposed estate. The proposed mini roundabout would introduce a significant traffic hazard where none exists currently.

3.2 Traffic safety - volume

Nowadays the two car family is more or less well established for reasons of different workplaces. The prospect with regard to the proposed estate (an extra 400 cars?) could be a significant increase in the number of vehicles passing through the town with the result of greater air pollution, sound nuisance and traffic hazards, also congestion. This development should not go ahead until the Llandeilo Eastern By-Pass is constructed.

3.3 Entrance "gateway" - appearance

The proposal to form a "gateway" to Llandeilo by constructing two blocks of three-storey structures facing the

TRA40/TRA483 roundabout would be, firstly - more of a gateway to the proposed estate rather than to the town, and secondly, the appearance would be more akin to a "Berlin Wall" with windows.

3.4 Entrance gateway - accommodation

The concentration of three-storey dwellings about the entrance gateway is of some concern. Such structures generally end up in providing a number of flats which provide temporary accommodation for those in society who are "on the move" for one reason or other. There would consequently be the likelihood of such occupancy not becoming a part of the community which would be contrary to the aims of TAN2 - 'Sustainable Communities'.

3.5 Visual appearance

Owing to the proposed layout of the streets the general impression when viewed from the A40 would be street on top of street from bottom to top.

3.6 Environmental impact - layout

The proposed arrangement of the streets will necessitate large scale cut and fill works wherein the access driveways to many properties will be steeply sloping. There will consequently be the increased pollution caused by revving of engines to overcome slopes.

3.7 Environmental impact - surface water and sewage disposal

It would appear that the proposed estate will almost double the amount of flows currently accommodated by the drainage and sewage systems. There is therefore concern that existing systems will be overloaded to the point of failure to cope resulting in overflows.

3.8 Parking facilities

Most families having one and in many cases two cars would necessitate adequate space in order to avoid on-street or on-verge parking. There is an impression that this circumstance may have been overlooked.

Q4: If objecting, please outline any alternative suggestions for the area

The proposed development should be amended to avoid the "cram them in" impression.

Roads could be realigned (and others omitted) so as to follow more closely to the topography thereby reducing the environmental impact caused by construction and long terms usage.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The adequacy of local infrastructure and services, including the local highway network and sewerage system, to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to provide a framework to guide potential future development and to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 38

Respondent:

Agent (if used):

Mrs M Price-Jones

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All parts as the proposed location of the western gateway is dealt with throughout.

Q3: Comments in support of, or in objection to, the proposals.

I object to Llys Pencrug/Parc Pencrug becoming one of the two main vehicular accesses to the proposed new development for the following reasons:-

1. Lon Rhys, particularly the section of the road which adjoins my bungalow *Number 5), will become very busy as it will be part of the 'rat run' connecting Carmarthen Road to Rhosmaen Street. It will be used by the general public as well as the occupants of the proposed new development.

2. Parc Pencrug and Llys Pencrug can barely cope with the current level of traffic and during the winter months Parc Pencrug park their cars at or near the entrance to Lon Rhys and walk to and from their homes; otherwise they would not get to work.

Surely a road which is so frequently impassable is not suitable to become the Western Gateway to the new development.

3. Even in good weather conditions residents living in the courtyards and cul de sacs which open directly on to Parc Pencrug have to negotiate the steep hill and the difficult roundabout and in addition there are often a number of cars parked on the road because of the lack of parking provision in some of the courtyards. A substantial increase in the volume of traffic would make entering and leaving the courtyards a serious hazard.

4. I, like many other residents of Lon Rhys, enjoy a short walk to the Parc Pencrug ponds. The increase in traffic would make walking along Llys Pencrug and Parc Pencrug a dangerous activity and I and my fellow residents in Lon Rhys would therefore lose this valued amenity.

Possible School Locations – I note that the draft Planning and Development Brief identified two locations as possible school sites. I would oppose a new school on the Lowlands/Country Lane location as this would aggravate the lack of parking at Parc Pencrug and Lon Rhys would become a

virtual car park at school opening and closing times.

Q4: If objecting, please outline any alternative suggestions for the area

A vehicular access from the A40 instead of the Parc Pencrug/Llys Pencrug/Lon Rhys entrance.

Officer response:

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads etc will be set out as part of any planning application. Prior to any development taking place, the adequacy of local infrastructure and services to cope with the scale of development proposed, together with the design layout of the proposal, will be considered in detail by the Local Planning Authority and relevant statutory consultees, for example, the Local Highways Authority and Local Education Authority. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

In respect of the respondent's reference to the possible school locations, whilst the Authority has acknowledged a potential need for education provision, the areas highlighted in the Brief are indicative and do not preclude the consideration of other sites.

Reference: 39

Respondent:

Mr D.H. Lewis

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

I write to notify you of my views on the Llandeilo LDP the idea of packing 300 houses on bog areas of land which stands above a roundabout which has already been subject to flooding, all the housing would cause extra flooding and the current infrastructure would not cope.

I also feel the development would prejudice the development of starter homes at Llangadog - this site to be developed with local needs in mind or the houses developed so far in this area are for people from away and does not cater for the local wages to pay for these houses.

Llangadog with all the industry is screaming out for houses where Llandeilo has no industry to sustain the development.

It is unusual that Carmarthenshire Council tend to build where there is flooding.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. Whilst it is known that parts of the site are prone to flood risk,

environmental issues such as flooding would also be considered in detail with statutory consultees, such as the Environment Agency, prior to any development proceeding (i.e. during the determination of a planning application).

In terms of starter homes, the respondent is directed to Carmarthenshire Unitary Development Plan Policy H4 – AFFORDABLE HOUSING which can be found in Appendix 1 of the Brief. The issue of whether the potential development in the northern quarter of Llandeilo would prejudice the development of starter homes in Llangadog is not within the remit of this Brief.

Reference: 40

Respondent:

Gloria Hearn

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Further large scale development.

Q3: Comments in support of, or in objection to, the proposals.

Llandeilo does not have the facilities for such a development. In the last 10 years the size of the population of the town has increased dramatically and no thought has been given to the lack of facilities, road network or additional facilities. This type of development is not in keeping with this area.

Q4: If objecting, please outline any alternative suggestions for the area

To forget the development completely for at least 20 years whilst you get the towns structure right. Then when the infrastructure has been put into place it may be possible on a SMALLER scale.

Officer response:

The general principle and scale of development at the northern quarter area has been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 41

Respondent:

Mr. W. Hearn

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

The large scale

Q3: Comments in support of, or in objection to, the proposals.

I am objecting because the infrastructure to deal with such a large development is not viable. Llandeilo is already overcrowded with people and vehicles parking is becoming a problems, also what facilities will be put in place because apart from the library and pubs what is there?

Q4: If objecting, please outline any alternative suggestions for the area

I would suggest a much smaller development if any.

Officer response:

The general principle and scale of development at the northern quarter area has been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Carmarthenshire County Council would seek to negotiate contributions from developers to fund community facilities prior to the determination any future planning application in respect of housing development at this site. The nature of the facilities would be considered at that time.

Reference: 42

Respondent:

Aled and Wendy Davies

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Access

Q3: Comments in support of, or in objection to, the proposals.

We have no objection to the actual building of the new estate.

Please consider the residents of Parc Pencrug and have access for builders and building vehicles directly off the A40, during building.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Such matters are not within the remit of this Brief, rather they would be considered during the planning application stage of any future development proposal.

Reference: 43

Respondent:

Amanda Owen

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All of it.

Q3: Comments in support of, or in objection to, the proposals.

1. Existing services are inadequate.
2. The estate road at Pencrug would not be able to accommodate the increase in traffic.
3. There are existing problems with parking which would be made more problematic with a new school and development.
4. The proposed new road would be used as a 'rat run'.
5. There is a children's play area on a hill next to the current estate road which would be made highly dangerous for children and families.
6. Part of the estate is owned by Parc Pencrug Management Company - it is inevitable that any new development and increased road use would increase costs to the residents and members of Pencrug and PPMC.
7. Any development should only be accessed from the Rhosmaen side and not Pencrug.
8. The two developments should not be linked by road.
9. Will the whole of the estate be owned by the Council or will it be in part owned by the residents?
10. If part of the new estate will be privately owned and maintained how will this work on such scale and with the proposed mix of social and private homes?
11. If the development were to go ahead contractors MUST NOT be allowed to use Pencrug to access the site. There would be a danger to the existing residents and the children playing on the estate. Access by contractors must only be from Rhosmaen.
12. The proposed development is on a very large scale in the context of Llandeilo and totally out of proportion to demand for private sector housing in Llandeilo.
13. Traffic congestion in Llandeilo has reached an almost intolerable state with great potential for danger to pedestrians and other road users. The LPA should not sanction the proposed development unless and until the eastern by pass has been constructed and in use.

Q4: If objecting, please outline any alternative suggestions for the area**Officer response:**

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads and the design of the development will be set out as part of any planning application. Prior to any development taking place, the adequacy of local infrastructure and services to cope with the scale of development proposed, together with the design of the proposal, will be considered in detail by the Local Planning Authority and relevant statutory consultees, for example, the Local Highways Authority and Local Education Authority. Detailed issues associated with land management/maintenance would also be considered at the planning application stage, as would access arrangements to and from the proposed development during construction.

Reference: 44

Respondent:

Mrs. W. Hill

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Use of the road through Lôn Rhys, Llys Pencrug and Parc Pencrug

Q3: Comments in support of, or in objection to, the proposals.

At present, the number of cars travelling from Parc Pencrug up towards Lôn Rhys can cause problems on the roundabout. The road is narrow and cars are parked there so the situation can prove dangerous.

- If cars will be using the road to reach the new development, there will be dire problems, safety issues for everyone.

- A playground is situated alongside the road, and vehicles are travelling too fast there now, I fear that things will worsen when traffic will be travelling to the new site.

Q4: If objecting, please outline any alternative suggestions for the area

A different entrance/exit should be found.

The development should not be allowed at all.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads and the design of the development will be set out as part of any planning application. Prior to any development taking place, the adequacy of local road network to cope with the scale of development proposed, together with highway safety issues, will be considered in detail by the Local Planning Authority and relevant statutory consultees, including the Local Highways Authority.

Reference: 45

Respondent:

Mr & Mrs Keith Davies

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

Further to our conversation with Mr. Keddrick Davies and council official today. Our concern that continued vehicle access to our yard, remains over Glynceirch Road or that alternative access would be available.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

This constitutes a legal matter and is not within the remit of this Brief. It would be the responsibility of prospective developers of the site to investigate such matters (advisably prior to the submission of a planning application).

Reference: 46

Respondent:

Gwenda Rees

Agent (if used):

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

- The Development Scheme is too large to be sustainable. Llandeilo is a small town with huge transport and parking problems. With over 200 additional homes, the situation will be impossible.

- The proposed entrance from Parc Pencrug is totally inappropriate for the volume of traffic. The road along Lôn Rhys, around the roundabout down to Parc Pencrug is barely wide enough to cope with the daily traffic as things currently stand. As a result of the lack of parking spaces provided in front of the houses, cars are forced to park on the road causing difficulty in terms of the traffic flow. It is totally impractical to put more traffic on these roads.

- A Safety Issue. Following on from the previous points, it appears that no consideration has been given to health and safety. A few metres from the proposed entrance, there is a playground which also happens to be situated on a corner. An increase in traffic would be a cause for great concern to the children and parents of Parc Pencrug.

- An Ecological Issue. Parc Pencrug/Llys Pencrug and Lôn Rhys is a quiet area and this is one reason why families have chosen to invest in a house at these locations. The introduction of so much more traffic, including some heavy transport to facilitate the development, would have a great impact on the peace and quiet and amenity of residents. More noise, more traffic emissions and less of an opportunity for the natural wildlife to thrive.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads and the design of the development will be set out as part of any planning application. Prior to any development taking place, the adequacy of the local road network to cope with the scale of development proposed, together with highway safety issues, the amenity of local residents and potential impacts on the natural environment will be considered in detail by the Local Planning Authority and relevant statutory consultees, including the Local Highways Authority.

Reference: 47

Respondent:

Agent (if used):

M. Jones

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

The whole scheme.

Q3: Comments in support of, or in objection to, the proposals.

As a frequent visitor to and with close connections to Llandeilo, I am horrified to think that this lovely town is considered suitable for such a major development. What is the reasoning behind this development? Is there really such a huge waiting list of people needing housing here? Or is there some other reason?

From the residents and tourists point of view, it would be destroying the very character and uniqueness of the small, largely undeveloped country town that makes it attractive - and Wales desperately depends on tourism in this day and age. Just the increase in traffic and pressure on the local facilities is enough to remind one of the harm that such a development would incur. I feel this would be a grave mistake which would be much regretted and which, once made, could not easily be reversed.

Q4: If objecting, please outline any alternative suggestions for the area

Does the area have to be developed? How big must Llandeilo become?

Surely more efforts should be made to rectify Llandeilo's existing problems - the heavy vehicles passing through the town, the shameful sight of unused buildings (like the Old Market) and the amount of unoccupied/unsold housing and vacant rooms in the council office building.

Therefore, before creating more problems in the town, sort out - a by-pass and - tidy up the town, and make full use of the buildings already in the town.

Officer response:

The respondent's comments in respect of utilising existing housing and rectifying Llandeilo's "existing problems" prior to developing the northern quarter are noted, however, it must be emphasised that the principle and scale of development at the northern quarter area has been established within the Carmarthenshire Unitary Development Plan (UDP), in which the site forms a residential allocation. The site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016). The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 48

Respondent:

Agent (if used):

Countryside Council for Wales

Object: Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

OBSERVATIONS

Q4: If objecting, please outline any alternative suggestions for the area

Policy Background - CCW considers that the following national policies and guidance are also relevant to any proposed development of the site:

- MIPPS 01/2009 - Planning for Sustainable Buildings TAN 5 - Nature Conservation and Planning (2009);
- TAN 10 - Tree Preservation Order (1997);
- TAN 16 - Sport, Recreation and Open Space.

CCW considers that the following Carmarthenshire UDP policies are also relevant to any proposed development of the site:

- Policy GDC8: Visual Impact and Physical Topography
- Policy GDC19: Retention of Landscape Features
- Policy GDC30: Development and Flood Risk Areas
- Policy EN9: Site Protection - Habitats and species of biodiversity concern
- Policy EN16: Special Landscape Area
- Policy REC10: Rights of Way

Development Framework

CCW welcomes and supports the intention to retain existing hedgerows and trees protected by TPOs in compliance with UDP policies EN13 and EN14 respectively.

CCW welcomes the incorporation of a network of open spaces and green corridors within the scheme that are designed to enhance biodiversity movement throughout the site and from surrounding countryside. However, CCW seeks further information of what biodiversity surveys have been undertaken at the site and how such surveys have informed the design and layout of the proposed scheme.

CCW welcomes the introduction of 'enhanced' pedestrian and/or cycle paths. However, CCW seek further clarification with regard to how existing Rights of Way will be protected and comply with Policy REC10, and recommend that the Development Brief demonstrate how such any new paths link to existing Rights of Way.

CCW seeks further clarity with regard to how the open space adjoining the roundabout on the A40 may be accessed by planned pedestrian routes to enable access by the community.

CCW considers that the site may be highly visible from the north, and seeks clarity as to how LANDMAP has been used to inform the design and layout of the scheme. CCW notes that a part of the site lies within a Special Landscape Area, and consideration therefore also be given to 'Policy EN16: Special Landscape Area'.

Officer response:

The above National and UDP policies will be noted within the Policy Background section of the

introduction to the Brief. The UDP policies will also be added to Appendix 1 of the Brief.

The purpose of the Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; detailed proposals will be set out as part of any planning application. The issues highlighted by the respondent as requiring further clarification, namely in respect of biodiversity surveys, protection of rights of way, use of LANDMAP and consideration of UDP Policy EN16: Special Landscape Areas, are reflected as part of the policy considerations contained within the Brief and would be matters to be considered by potential developers as part of the preparation of any planning application.

Reference: 49

Respondent:

Agent (if used):

Gerwyn Thomas - Asst. Grounds Maintenance Manager, Carmarthenshire County Council

Object Support

Q2: Which part of the draft Brief are you objecting / supporting?

OBSERVATIONS

Q3: Comments in support of, or in objection to, the proposals.

My only observation regarding open space relates to page 18 of the document. It states that there would be provision of a LEAP (Local equipped area of play) which is fine for moderate developments but I think that we should be looking at a NEAP (Neighbourhood equipped area of play) which is not only larger but also provides a wider range of play opportunities. It may be premature at this stage but it would be worth noting that there is no mention at this stage of future ownership and maintenance liabilities of any play/public open space.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The need for appropriately sized equipped areas of play would be a matter to be considered at the detailed planning stage. Consequently, it is not felt necessary for the Brief to mention individual types of areas for play - LAPs, LEAPs or NEAPs. It is therefore recommended that the following textual changes be made to the Brief:

First paragraph under LANDSCAPE STRATEGY: replace "(LAP & LEAP)" with "... (appropriately sized local areas for play and equipped areas for play)...";

Second paragraph under Northern Gateway Open Space: replace "(LEAP)" with "(appropriately sized equipped areas for play)"

Issues of future ownership and maintenance are covered in the new paragraph on 'Operational Matters and Service Provision' in the implementation section of the Brief.

Developers will be encouraged to engage in early discussion with the County Council to ensure a proposed scheme incorporates appropriate local areas for play and equipped areas for play.

Reference: 50

Respondent:

Angharad Clwyd

Agent (if used):

Object: Yes

Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Q3: Comments in support of, or in objection to, the proposals.

•Before responding to the exact draft guidance, Cymdeithas yr Iaith wishes to comment upon the specific criteria for determining applications for planning permission.

•The private sector sees housing as commercial resources to be retained and sold for profit. Private developers will offer those concessions deemed essential to obtain permission for commercial schemes unless those concessions make projects financially unviable.

•Cymdeithas yr Iaith on the other hand sees housing as homes - as social resources to support sustainable communities - both in economic and cultural terms.

•The planning process, overall, shares Cymdeithas yr Iaith's interpretation. The reason local plans are formulated is to ensure that developments are compatible with the aim of benefitting the local community. Although Local Plans contain many individual criteria and objectives of course, the fact that an application for planning permission satisfies a number of individual criteria is not enough in itself. A holistic interpretation is needed and consideration of whether the application, in its entirety, contributes to the aim of securing a sustainable community.

•Assembly guidelines also agree with this interpretation of criteria for determining applications for planning permission - as it states that it is appropriate to consider the likely effect of the development - in its entirety - on the Welsh language. Of course, it is true that the guidelines are flawed in that they do not offer a methodology for evaluating the impact on the Welsh language. We hope therefore, to provide guidance on the likely impact, through our evidence.

•We therefore object to this Draft Guidance as it will not contribute to the whole central aim of establishing a sustainable community. The reverse is true as the development has no economic basis and is likely to undermine the Welsh culture of the local community.

•The local community in Llandeilo uses Welsh as its main medium of communication with local establishments, with 55% of residents speaking Welsh.

•There are currently 887 houses in Llandeilo (Tywi & Castell Ward). Planning permission for 215 houses within a comparatively short period will mean a 25% increase in the size of the town and there is no practical possibility of local demand for this number of houses in such a [short] period. The only logical result would be a significant influx of people from outside the area with disastrous effects on the Welsh language within the community.

•As part of an holistic analysis, we must look at the proposed housing development in the context of other parallel developments. No economic developments have been planned for the same period to significantly increase the number of local jobs. Therefore, the significant housing development will not be part of an organic community development. It is apparent that the development will aim to attract buyers from areas such as Swansea and Cardiff. This will have a sudden and traumatic impact on the local community. The development itself will be enough to make the Welsh a minority language locally.

•The type of housing proposed confirms this [argument]. As a concession to ensure planning permission, it is proposed that some 25% will be affordable housing. Consequently therefore, 75% will be unaffordable to the local community.

•We understand that there is a need for affordable housing in Llandeilo. Any development on this site should therefore be part of a detailed study into local housing needs and planned around these needs, thus ensuring affordable prices for local residents.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been

established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads and the design of the development will be set out as part of any planning application.

Any planning application in respect of this site will be assessed in accordance with national planning guidance and the policies contained within the Carmarthenshire UDP. The UDP contains specific policies on affordable housing and the Welsh language in respect of which any planning application involving a development of this scale will need to accord.

Reference: 51

Respondent:

Agent (if used):

Edward C Thomas

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Whole Plan

Q3: Comments in support of, or in objection to, the proposals.

1 Llandeilo does not require additional housing. 500 - 700 people will stretch the infrastructure of the town.

2. Present school/GP will not cope with these numbers.

3 Turning to the plans seen it implies that a road will link Parc Pencrug to this new development. This will create a 'rat run' with substantial amount of traffic through narrow lane - accident will occur.

Residents of Parc Pencrug do not want their estate tripled in size leading to lessening of house values.

The plan does not offer much for Llandeilo and its residents.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads and the design of the development will be set out as part of any planning application. Prior to any development taking place, the adequacy of local infrastructure and services to cope with the scale of development proposed will be considered in detail by the Local Planning Authority and relevant statutory consultees, including the Local Highways Authority.

Reference: 52

Respondent:

Richard Charles Wallace

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Objecting to it all (the whole development)

Q3: Comments in support of, or in objection to, the proposals.

I am objecting to this part of the draft brief because no thought has been given to the severe impact this development will have on the historic town of Llandeilo i.e. parking, medical care, dentist, the site of the school, the list is endless.

Llandeilo will be destroyed to fill the pockets of 'Fat Cat Developers' - THIS MUST NOT HAPPEN!

Q4: If objecting, please outline any alternative suggestions for the area

I think alternative suggestions lies with the 'Forward Planning Manager' in consultation with the town council and the people of this beautiful town.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. Alternative uses other than housing, and the possibility of siting a new school on part of the site, cannot be considered.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

In response to the respondent's comments on alternative suggestions, it must be emphasised that preparation of the Brief represented a culmination of meetings and followed collaboration between representatives from Carmarthenshire County Council, Local Councillors, Llandeilo Town Council, landowners, and interested parties. This was followed by a 12 week public consultation period (with an associated exhibition) during which time the public had the opportunity of commenting on the Brief.

Reference: 53

Respondent:

Carman Dawn Wallace

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Objecting to the whole development.

Q3: Comments in support of, or in objection to, the proposals.

I object to the development as a whole. It will have a detrimental effect on the town. The doctor's surgery and local dentists will not be able to cope with the extra numbers. Parking is already a nightmare with cars blocking the main road, not using the car park. Where are these people going to work, the bus and train services are not sufficient for people to get to work in Swansea/Cardiff. What

about utilities? Will the sewerage system cope, the site for the new school is unsuitable. It would also effect tourism, if you spoil the town, and subsequently the shops takings.

Q4: If objecting, please outline any alternative suggestions for the area

What about developing the area for the benefit of the community?

You complain there is nothing for the kids and they hang around on street corners, what about building a leisure/community centre, some where for locals to go encouraging youngsters to participate in activities, this will also help obese youngsters get fit. As per government incentive.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. Alternative uses other than housing, and the possibility of siting a new school on part of the site, cannot be considered.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The framework for the development as set out within the Brief is indicative, including the possible locations for a school. It is not within the remit of the Brief to consider where the potential future occupants of the development are going to be employed.

Reference: 54

Respondent:

David Foot

Secretary Dinefwr Ramblers

Object: Yes Support:

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

Lack of clarity regarding access on foot.

Q3: Comments in support of, or in objection to, the proposals.

1. The draft brief does not provide sufficient detail about how existing rights of way will be protected and preserved during and after construction of the development.

2. The need for convenient pedestrian links between the development and the rest of the town (including Dinefwr Park) should be developed in the brief. As appropriate, this should be by creating new pedestrian routes and connecting with the existing rights of way network beyond the development.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The purpose of the Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The framework for the development as set out within the Brief is indicative and is meant as a guide for future development. In respect of rights of way, it will be the requirement of any potential future development proposal for this site i.e. a planning application to satisfy the

relevant policies contained within the Carmarthenshire UDP, in particular policy REC 10 – RIGHTS OF WAY.

Reference: 55

Respondent:

Mr. D. G. Foot

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

General principles.

Q3: Comments in support of, or in objection to, the proposals.

Given the size of the development and impact it will have on Llandeilo (no doubt worsening many of its existing problems), the brief should be for an exemplary sustainable and environmental development. The needs of the elderly population in and around Llandeilo should be taken into account also.

The development should be much less obtrusive and not dominate the existing townscape as it appears to in the draft brief.

The effect on the Tywi Valley landscape also needs to be minimised, and the draft does not deal adequately with this.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016). The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

Whilst the framework for the development as set out within the Brief is indicative and is meant as a guide for future development, future proposals in the form of planning applications will be required to set out a scheme that accords with the policies contained within the Carmarthenshire UDP, which are underpinned by the principles of sustainable development. In this regard, the needs of all sectors and ages within the community should be considered in the scheme, which itself should complement and enhance the Tywi Valley landscape.

Reference: 56

Respondent:

Avril Llewellyn Davies

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Most of it!

Q3: Comments in support of, or in objection to, the proposals.

I object strongly to the density of the proposed development. It will impact too much on the uniqueness/character of the town.

Are you sure there is a demand for this number of housing?

What about the impact on education, health provision etc?

The increase in traffic at Llys Pencrug will be enormous, and greatly affect, in a detrimental way, the residents of the area.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016). The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

Reference: 57

Respondent:

Agent (if used):

Mr Howard Marshall

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

All.

Q3: Comments in support of, or in objection to, the proposals.

With out any consultation of this alternative offer of site or housing local, myself and many other caravan site long term occupants will be made homeless. Many been on site for 30 years plus. All have work and family local.

I myself worked for Hyder and its predecessors for 27 years and ran the local Bryngwyn water treatment works, plus also as a local. I know Llandeilo does not have the infrastructure for such a large expansion and thus influx.

Q4: If objecting, please outline any alternative suggestions for the area

Llandeilo and Ffairfach traffic congestion on school days and market day is at the least to stay chaotic at the moment. Only northern by-pass built. Still waiting the much needed southern.

The proposed new school not built. (Still Tregib and Pantycelyn). The extra demand on water and sewage systems?

Access to new housing?

Emergency services cover and access?

Local feelings as Llandeilo character will change from a small market town in a farming community to a modern town with housing that may not even be for locals.

Llandeilo could benefit from existing regeneration.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016). The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages.

The adequacy of local infrastructure and services to cope with any future development at this site will be considered prior to any development taking place, i.e. at the planning application stage. The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site.

The future of caravans/caravan dwellers on the site are legal issues that would need to be addressed prior to any development taking place, and is not within the remit of this Brief.

With regard to the respondent's suggestion of regenerating existing parts of Llandeilo and reference to the construction of an eastern by-pass, these are issues that are beyond the remit of this Brief. In terms of a new school (Primary), two possible sites have been identified within the Brief.

Reference: 58

Respondent:

Agent (if used):

Mr. D. Pickering & Mrs. R. S. Staveley

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Vehicular access to development via Llys/Parc Pencrug

Q3: Comments in support of, or in objection to, the proposals.

- 1 Creation of a 'rat run' through the existing estate.
2. Width of road running approaching and running through current estate is too narrow with problems already seen as number of car parking areas insufficient for existing residents resulting in numerous cars parked on the roadside. This will lead to significant congestion.
3. Questionable need to access proposed development from two sides. By giving consent to access the proposed development from the current Parc Pencrug estate will result in years of

disruption and major inconvenience to residents.

4. Risk to children in play area and on road with proposed route into new development passing through estate. There will be a massive increase in the number of cars using the estate with the new road within feet of child's play area.

5. Questionable grounds for the need for so many houses and whether such a large development is what is best for Llandeilo.

6. The proposed development is not supported by the vast majority of people on the estate and by many in the town itself.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as well as its importance as a key service centre for surrounding areas and outlying villages. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The framework set out in the Brief is indicative, intended as a guide for potential developers. Firm proposals in respect of road layouts etc will be set out as part of any planning application. The adequacy of local infrastructure and services to cope with any future development at this site would be considered prior to any development taking place, i.e. at the planning application stage. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

Reference: 59

Respondent:

Agent (if used):

Elizabeth Mary Davies

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Vehicular access to development via Llys/Parc Pencrug.

Q3: Comments in support of, or in objection to, the proposals.

I object to Llys Pencrug/Parc Pencrug becoming one of the main vehicular accesses to the proposed new development for the following reasons:-

1) Despite measures to regulate speed to 20 mph it is inevitable that Lon Rhys, Llys Pencrug and Parc Pencrug together with the Main Street of the new development would become a "rat run" (linking Carmarthen Road and Rhosmaen Street) and would be used by the general public as well as the residents of the 215 proposed new dwellings. This would drastically increase the volume of traffic passing through Lon Rhys, Llys Pencrug and Parc Pencrug and would change the environment of this peaceful semi-rural area. I would not however be opposed to a pedestrian/cycle route with the proposed development.

2) Parc Pencrug can barely cope with the volume of traffic generated by its 51 dwellings. Due to insufficient car parking provision in some of the courtyards, residents have no alternative but to park

on the road.

3) The residents of dwellings in the courtyards and cul de sacs leading directly into Park Pencrug have to negotiate the steep hill and the difficult roundabout when entering or leaving Parc Pencrug; this is currently manageable with care in good weather conditions but would become a hazard even in good weather if there were a substantial increase in the volume of traffic.

4) There were occasions during 2007 and 2008 winters when the hill out of Parc Pencrug became impossible to negotiate due to snow and ice. A number of key workers, teachers in particular had to leave their cars at the entrance of Lon Rhys and walk to and from their homes in Parc Pencrug.

5) The increase in traffic would discourage residents of Llys Pencrug and Parc Pencrug from walking or cycling to local destinations. The road would become uninviting to pedestrians and break up the existing community spirit.

6) The increase in traffic would make Llys Pencrug and Parc Pencrug a hostile environment for adults and children.

7) The children's play area is located on the steepest part of the hill and any increase in traffic would make accessing the play area from Parc Pencrug a hazard and an unacceptable risk: the play area would become virtually inaccessible to the children living in the cul de sacs and courtyards near the ponds.

Possible School Locations

There are two possible sites identified in the Draft Planning and Development Brief as possible location for a new education facility. We would oppose a new school on the LOWLANDS/COUNTRY LANE location as this would exacerbate the traffic problem at Parc Pencrug and at school peak times would become intolerable.

Design Requirements (Section 5 of Brief)

The Draft Planning and Development Brief states that within the new development, views of the countryside to the north will be preserved and maximised.

A number of the properties in Parc Pencrug currently enjoy an uninterrupted view of the countryside and hills to the north.

The Supplementary Planning Guidance when adopted should require the new dwellings on the proposed development to be of a design and height which would preserve the view currently enjoyed by the Parc Pencrug residents.

Local Infrastructure

The majority of house owners these days own at least two cars and with the proposal to build a further two hundred and fifteen dwellings this could introduce a further four hundred cars into Llandeilo.

The infrastructure of Llandeilo does not provide adequate amenities for the existing residents of the town e.g. parking, supermarkets, schools, etc. and Rhosmaen Street is too narrow to cope with existing traffic and the introduction of a possible further four hundred cars to the area would clearly increase traffic flow problems in the town.

The infrastructure of the town must be improved before considering a housing development of this magnitude and a meeting held with the residents of the affected areas.

Q4: If objecting, please outline any alternative suggestions for the area

A vehicular access to the new development off the A40 should replace the one proposed from Llys Pencrug/Parc Pencrug.

Officer response:

The general purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The proposals within the Brief are indicative; the layouts of the roads and the design of the development will be set out as part of any planning application. Prior to any development taking place, the adequacy of local infrastructure and services to cope with the scale of development proposed, together with the design layout of the proposal, will be considered in detail by the Local Planning Authority and relevant statutory consultees, for example, the Local Highways Authority and Local Education Authority. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

In respect of the respondent's reference to the possible school locations, whilst the Authority has acknowledged a potential need for education provision, the areas highlighted in the Brief are indicative and do not preclude the consideration of other sites.

Reference: 60

Respondent:

Agent (if used):

D A Jones, J. E. Jones, J. Grayford & M.

Object: Support:

Q2: Which part of the draft Brief are you objecting / supporting?

At present asking questions.

Q3: Comments in support of, or in objection to, the proposals.

200 Plus Houses: Are they houses to be rented for local people or to buy, if so, have you a list of people who have put their names forward for purchase or rent and if so, how many?

Will they have gardens to produce vegetables or fruit for family or will allotments be available?

How many are to be built for incomers from other affluent areas of the U.K. as this would become another commuter town?

What will be the commitment of the Authority to provide play areas for children and teenagers?

Will development traffic have access to Carmarthen road?

When these houses have been built, is there still a need to have new housing adjacent to The Old Market in town - we think not. We also suggest the Authority impose a sum of money from the developer to contribute to the refurbishment of the Old

Market to its original state ground floor only for traders and forget the upstairs proposals. The market to retain its original form and atmosphere with low costs maintenance.

We presume you have researched all the needs of these new incomers regarding medical and schools etc., also employment?

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The framework set out in the Brief is indicative, intended as a guide for potential developers. Firm proposals in respect of road layouts etc will be set out as part of any planning application. It is not within the remit of this Brief to address issues such as the origin of potential future occupants, types of gardens or the relationship of future development proposals in the northern quarter area to the Old Market in the town.

The adequacy of local infrastructure and services to cope with any future development at this site would be considered prior to any development taking place, i.e. at the planning application stage. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

Reference: 61

Respondent:

Alice Barratt

Agent (if used):

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

Objecting to plan.

Q3: Comments in support of, or in objection to, the proposals.

I would like to register my opposition to the above proposed plan for the following reasons:

Q4: If objecting, please outline any alternative suggestions for the area

Such a large development will greatly impact on the overstretched facilities in Llandeilo namely the doctors' surgery, local schools and social services. These existing facilities are under tremendous strain and any further demand upon their services will be untenable without substantial investment.

Llandeilo is a small market town which is currently enjoying a tourist boom to its attractive setting in the Towy Valley and selling points include the individual shops, acclaimed restaurants and the nearby Park and gardens. Such a large development will not enhance the aesthetics of this attractive town and is likely to detract tourism to the area.

The on-going saga of the Bypass is no further forward and indeed all appears very quiet on this matter. The obvious increase of traffic that such a development will cause will raise serious road safety issues and it seems ludicrous that this development is even considered until the by-pass is in place.

Since the closure of the swimming pool at Tregib, there are precious few leisure facilities available in Llandeilo particularly for the youth population. I strongly suggest that any development in Llandeilo should be to improve these services and not a housing development which appears to exist for the benefit of the developers with no thought to those who already live in Llandeilo as I have for the past 44 years.

Officer response:

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. The amount of potential housing allocated to Llandeilo reflects the town's status as a secondary settlement within the Carmarthenshire Unitary Development Plan (UDP) as

well as its importance as a key service centre for surrounding areas and outlying villages. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016).

The adequacy of local infrastructure and services to cope with any future development at this site would be considered prior to any development taking place, i.e. at the planning application stage. Factors such as the amenity of local residents and issues of road safety would also be considered during this stage.

With regard to the respondent's suggestion of regenerating existing parts of Llandeilo and reference to the construction of an eastern by-pass, these are issues that are beyond the remit of this Brief.

Reference: 62

Respondent:

Agent (if used):

Steve Brown and John Gaffney

On behalf of Transition Town Llandeilo

Object: Yes Support:

Q2: Which part of the draft Brief are you objecting / supporting?

General.

Q3: Comments in support of, or in objection to, the proposals.

Members of the Transition Town Llandeilo project were surprised to find a reference to our group in this document, and to discover that the 'development framework can contribute to the delivery of this' (i.e. our) 'initiative' (p.25). Our opinion has not been actively sought, and we do not want the mention of our name and aims to imply our approval of this proposal. Indeed, in our opinion it falls far short of what is needed for a large-scale residential development in the second decade of the twenty-first century, especially as it claims to be responding to recent legislation regarding sustainable building and zero-carbon homes.

The housing layout needs to be very different from what is shown. Attempting to replicate an existing settlement pattern is not conducive to energy-efficient design in terms of orientation, avoidance of overshadowing or maximising solar gain.

Policy GDC2 in appendix 1 refers to development proposals needing to ensure that buildings will be designed so as to ensure "maximum use is made of natural daylight and solar energy". The illustrations in the brief do not reflect this policy. Furthermore, siting the development on a north-facing slope makes it difficult to benefit from passive solar gain or other solar technologies.

Choosing an alternative site might also reduce the cost of development. On this high-value piece of land, "affordable" homes will almost certainly be built to minimum standards, and the rest of the houses are likely to be bought by well-paid professionals or affluent retirees. Thus the scheme as currently proposed is unlikely to benefit those on average local incomes, who will continue to find it difficult to meet their housing needs. Most new residents are unlikely to be working in the Llandeilo area; instead, many will be commuting each day to Carmarthen, Swansea or Cardiff. Although regulations relating to zero-carbon homes currently fail to consider the likely carbon footprint of their occupants, we think that encouraging long-distance commuting in this way is against the spirit of such regulations, if not the letter.

From the perspective drawings included in the brief it would appear that the authors are more concerned with matching the aesthetic of the adjoining development at Llys Pencrug than with giving

serious consideration to the implications of the Code for Sustainable Homes, already adopted by WAG, and their directive for all new homes to be zero-carbon by 2011. With this 2011 deadline looming, we believe that the opportunity should be seized to make this a genuine model for the future by incorporating: a biomass district heating system; solar thermal and photovoltaic panels; green water treatment with rainwater harvesting and reeds or biomass beds; and, ideally, prototype use of "local passive house" construction (i.e., passive house technology with 80% of materials being locally sourced - clay, straw, timber, wool, hemp, etc.). Covered ventilated spaces, which could be communal, should be provided to allow outdoor laundry drying and so avoid the use of tumble dryers. Each home should be designed with appropriately sized racks and linen cupboards for airing laundry. Heat-recovery ventilation systems should be fitted in all properties. Provision should be made for a greener approach to personal transport by allowing for a car pool scheme within the design and having charging points for electric vehicles.

The growing demand for food production within towns, and semi-self-sufficiency, should be met through setting land aside for allotments within easy walking distance of all properties. Given that demand for allotments is increasing steadily, it would be prudent to plan for future expansion and to make plots available to existing residents of Llandeilo. The Cymdeithas y Dalar allotments scheme on nearby National Trust land has proved so popular that there is still a waiting list for plots. In addition to the play space mentioned in the brief, some of the green space provided within the development should be allocated as a community garden, with nut and fruit trees planted in addition to the indigenous species mentioned. Many of these measures will help to build and maintain community spirit and benefit residents' health.

The overall design indicated in the brief does not, in our opinion, meet the authors' stated aim of reflecting the grain of the old town, nor does it demonstrate current best practice in urban "green" housing. The linked circuit road layout is not conducive to "homes zone" safety, low speeds, safe routes to school, shared surfaces, or walking and cycling links to the local shops and station. The brief lists a number of well-known traffic-calming measures but the layout works against them. A genuinely carbon-neutral layout would be radically different.

We welcome the authors' expressed desire to demonstrate "uplift" in environmental standard (p. 25). However, we doubt that the scheme outlined in this document represents a realistic approach to the sustainable and incremental growth of Llandeilo (p. 10) or demonstrates real engagement with the very great environmental, economic and social challenges of our time.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Reference to the Transition Town Llandeilo Initiative will be removed from Brief.

The general principle and scale of development at the northern quarter area has already been established within the Carmarthenshire Unitary Development Plan, in which the site forms a residential allocation. This site makes a significant contribution to the residential allocation for Llandeilo set out within the UDP, and will therefore contribute to meeting the housing needs of the town over the Plan period (-2016). No objections were received during preparation of the UDP in respect of the site's residential allocation and no appropriate alternative sites were proposed.

The purpose of the current Brief is to establish principles and parameters that would be appropriate for the deliverability of the site. The framework set out in the Brief is indicative, intended as a guide for potential developers.

Detailed issues highlighted by the respondent, such as affordable homes, sustainable homes, and carbon neutral design would be assessed in accordance with national planning guidance and the policies contained within the Carmarthenshire UDP, in respect of firm proposals submitted in the form

of a planning application.

Reference: 63

Respondent:

David Hardman

United Utilities Water plc

Object Support

Agent (if used):

Q2: Which part of the draft Brief are you objecting / supporting?

General.

Q3: Comments in support of, or in objection to, the proposals.

Thank you for your planning consultation of 12 August 2009.

As you are outside our service area, United Utilities Water plc do not have any comments and do not wish to receive further consultation.

Q4: If objecting, please outline any alternative suggestions for the area

Officer response:

Comments noted. Respondent's details will be removed from the consultee list in respect of future correspondence.