



**JMS PLANNING & DEVELOPMENT**

PLANNING STATEMENT IN SUPPORT OF AN APPLICATION

BY

CARMARTHENSHIRE COUNTY COUNCIL

FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS

AT

LAND ADJACENT TO CARMARTHEN LEISURE CENTRE

JOHNSTOWN

CARMARTHENSHIRE

SA31 3NQ



Project: Land adj Carmarthen Leisure Centre, Johnstown  
Client: Carmarthenshire County Council  
Date: October 2025

JMS Planning & Development Ltd

T: 07983 190489

E: [sophie@jmsplanning.com](mailto:sophie@jmsplanning.com)

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## **SECTION 1: INTRODUCTION**

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Carmarthenshire County Council and is submitted in support of an application for the erection of 38 dwellings on land adjacent to Carmarthen Leisure Centre, Johnstown. The site is currently a vacant greenfield, free from any significant built structures or infrastructure, offering a clear opportunity for new residential development.
- 1.2 This Planning Report should be read alongside the application drawings which have been submitted and accompanying reports. This Planning Report sets out a description of the application proposal, an overview of relevant planning policy and consideration of the relevant planning issues. Accordingly, Section 2 provides an overview of the site and surrounding area, Section 3 provides an overview of the planning history. Details of the application proposal are set at Section 4, whilst an overview of pertinent planning policy is provided at Section 5. The relevant planning issues are set out at Section 6 and the conclusions provided at Section 7.



## **SECTION 2: SITE AND SURROUNDING AREA**

- 2.1 The application site lies within the settlement boundary of Carmarthen. Carmarthen is identified as one of the main urban centres of the County (along with Llanelli and Ammanford). Carmarthen is therefore considered a Growth Area for the County during the Local Development Plan (the Plan) period. Carmarthen also includes Abergwili, Llangunnor, Johnstown and Trevaughan – of which, the site lies within Johnstown. During the Plan period, the majority of development will be directed to the three Growth Areas with further development opportunities distributed proportionately to settlements lower down the hierarchy.
- 2.2 Johnstown is conveniently located to the south-west of Carmarthen Town Centre and can be accessed via either Llansteffan Road or the A40. Therefore, is very accessible and has great connectivity particularly along the south with direct access to the A40 and near the A48. Public transport services also operate regularly within the area, enhancing its suitability as a location for sustainable residential development.
- 2.3 The application site is located adjacent to the existing Carmarthen Leisure Centre, to the east of Llansteffan Road and south of Johnstown. Immediately north of the site are four tennis courts and a car park associated with the Leisure Centre. To the west, directly opposite the site, is a residential development forming the south-eastern edge of a larger housing area.
- 2.4 Under the current Local Development Plan (LDP), the site is designated as Recreational/Open Space. This designation covers the Leisure Centre, the tennis courts, and the adjoining land that comprises the application site. However, in the forthcoming LDP - currently at the Deposit Stage - the designation has been revised: only the existing tennis courts remain classified as Recreational/Open Space, while the application site is now proposed for residential use. Access to the site is via Llansteffan Road.
- 2.5 The site extends to approximately 1.5 hectares and features a relatively level topography. It has previously been levelled, resulting in the ground sitting at a higher elevation than the adjacent tennis courts, car park, and highway. The site currently comprises an open, grassed area which, despite its Recreational/Open Space designation, is not accessible to the public. It is securely enclosed by fencing along all boundaries.
- 2.6 The western and southern boundaries of the site are naturally screened by existing tree cover. To the east lies agricultural land and the River Towy, while to the south are the playing fields used by Johnstown Football Club. A new access point is proposed off Llansteffan Road (B4312) to serve the development of 38 dwellings. Each property will be provided with adequate parking, located either to the front or rear of the dwelling.
- 2.7 The surrounding area comprises a mix of residential dwellings, a primary and secondary school, Carmarthen Leisure Centre with a wide range of facilities, and a ten-pin bowling venue. The site is well integrated into the urban context of Carmarthen and benefits from excellent accessibility. As such, it is evident that the site occupies a highly sustainable location, well suited for residential development.
- 2.8 As noted above, the River Towy lies to the east of the site. However, none of the site lies within Flood Zone 2 or 3 (Rivers and Sea) as shown on the Flood Map for Planning (FMfP). However, a very small portion of the site does lie within Flood Zone 2 (Surface Water and Small Watercourses).



- 2.9 For the avoidance of doubt, the application site does not fall within statutory designated areas such as Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA), or Special Areas of Conservation (SAC). Additionally, there are no listed buildings in the vicinity that would be adversely impacted by the proposed development.



### **SECTION 3: PLANNING HISTORY**

- 3.1 A planning history search has been undertaken for the site using Carmarthenshire County Council's online planning portal, which provides planning records from 2007 onwards. From the information available, the site has no relevant planning history.



## **SECTION 4: THE PROPOSAL**

### **Introduction**

- 4.1 Full planning permission is sought for the development of 38 residential dwellings, together with all associated works. Access to the site will be provided via a new junction off Llansteffan Road (B4312), serving only the proposed development. An internal estate road will be constructed to adoptable standards and will provide access to all dwellings within the site.
- 4.2 The proposed development will be delivered by Carmarthenshire County Council as part of its commitment to providing much-needed social housing. The development will offer a diverse mix of housing sizes, ranging from 1-bedroom to 4-bedroom properties. Specifically, the proposal includes 6 x 1-bedroom houses, 4 x 1-bedroom flats, 10 x 2-bedroom houses, 2 x 2-bedroom bungalows, 10 x 3-bedroom houses and 6 x 4-bedroom houses. Therefore, the majority of the properties will be two storey, other than plots 7 and 8 which are located in the north-west corner of the site and will be bungalows. The total floors areas will range from approximately 49sqm to 116sqm, ensuring a range of living spaces to meet the needs of different households.
- 4.3 Each dwelling will benefit from a private rear garden, offering dedicated outdoor space for residents. In addition, private off-road parking spaces will be provided for each property, with the majority located to the front of the dwellings, while some will have parking to the rear. This arrangement ensures convenient and secure access to parking for all residents. 8 visitor parking spaces will also be provided on site which complies with the requirements of 1 visitor parking space per 5 dwellings.
- 4.4 The proposal also includes the creation of dedicated open space within the development. This green space area is intended to enhance the social cohesion of the site, promote mental and physical well-being for residents, and support biodiversity and green infrastructure. The open space will provide an area for recreation, further integrating the development into its natural surroundings. The site is also well positioned adjacent to the leisure centre which provides great opportunities for recreational activities for residents.
- 4.5 A Public Right of Way (PRoW) footpath (Reference: 61/10/6) runs along the eastern boundary of the site, connecting land to the south with areas to the north-east. The footpath will remain in place and will not be affected by the proposed development. Its retention enhances pedestrian connectivity and further integrates the site with the surrounding area.





## **SECTION 5: PLANNING POLICY**

- 5.1 This Section sets out an overview of national planning policy and Development Plan policy relevant to the proposal. The development plan consists of the Carmarthenshire Local Development Plan 2006 – 2021 (LDP).

### **National Planning Policy**

#### Future Wales – The National Plan 2040

- 5.2 Policy 2 of Future Wales sets out a series of strategic placemaking principles to shape growth and regeneration in urban areas. Said placemaking principles are:
- Creating a rich mix of uses
  - Providing a variety of housing types and tenures
  - Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other
  - Increasing population density, with development built at urban densities that can support public transport and local facilities
  - Establishing a permeable network of streets, with a hierarchy that informs the nature of development
  - Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders
  - Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment
- 5.3 This policy is primarily focused on shaping growth and regeneration within National and Regional Growth Areas, the principles are also applicable to smaller settlements and should be applied to reflect the local context.
- 5.4 Future Wales notes that thriving, resilient and sustainable rural settlements are characterised by a rich mix of housing, employment, services and infrastructure located in the right places to meet the needs and future aspirations of the population. Moreover, PPW sets out that a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. In accordance with the supporting text of Policy 4 of Future Wales, different uses should be situated in close proximity to each other, reflecting the strategic placemaking principles, to help create vibrant active places where people can walk and cycle and are less reliant on cars.
- 5.5 In line with Future Wales, development must be directed towards sustainable locations and designed to make it possible for people to make sustainable and healthy travel choices for their daily journeys. As noted previously, the site is allocated within the settlement boundary of Carmarthen which is identified as a Growth Area within the LDP. The site is within a sustainable location with great connectivity links and is well positioned adjacent to a number of public facilities. The proposal will make use of an underused site located within a great location.
- 5.6 The focus of the current spatial form of the LDP is within the established urban areas, one of which being Carmarthen. There is an abundance of facilities in the immediate area of Johnstown and in the



wider area of Carmarthen. The area is also well serviced by public transport including buses and train linking Carmarthen to north and south Wales and further afield. Its sustainable location therefore provides the green infrastructure linkages within the vicinity as required by Future Wales.

- 5.7 Policy 9 of Future Wales sets out the overarching requirements in relation to ecological networks and green infrastructure. Action towards securing the maintenance and enhancement of biodiversity to provide a net benefit, the resilience of ecosystems, and green infrastructure assets must be demonstrated as part of the development proposal through innovative, nature-based approaches to site planning and the design of the built environment.
- 5.8 Policy 12 of Future Wales highlights the need for regional connectivity and that active travel must be an essential and integral component of all new development. As noted above, the site is regionally connected due to its location within an urban hub with safe routes provided to key facilities.
- 5.9 In line with the Planning and Compulsory Purchase Act 2004, should a policy in Future Wales conflict with a policy in the Local Development Plan, then the conflict should be resolved in favour of the policy contained within Future Wales. This is due to Future Wales being the latest document to become part of the development plan.

#### Planning Policy Wales (Edition 12) (2024)

- 5.10 Planning Policy Wales Edition 12 (PPW) published in February 2024 sets out the vision for Wales as set out in the Well-Being of Future Generations Act;
- a more prosperous Wales;
  - a resilient Wales which supports healthy, functioning ecosystems and recognises the limits of the global environment;
  - a healthier Wales;
  - a more equal Wales;
  - a Wales of more cohesive communities;
  - a Wales of vibrant culture, and a globally responsible Wales.

The document embeds the spirit of the Act by moving towards a low carbon, resilient society, of providing secure and well-paid jobs and of building well connected environments for everyone in Wales that improves lives, health and enhances well-being.

- 5.11 PPW sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters which together with the PPW provide the National Planning Policy Framework for Wales (paragraph 1.1).
- 5.12 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural wellbeing of Wales as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places (paragraph 1.2).

- 5.13 In response to the challenges laid down by the Global Biodiversity Framework agreed at COP15, a series of changes were made to Chapter 6, which came into effect on 11<sup>th</sup> October 2023. The main changes to policy can be summarised as follows:

*Green Infrastructure:* stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.

*Net Benefit for Biodiversity and the Step-wise Approach:* further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.

*Protection for Sites of Special Scientific Interest:* strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan.

*Trees and Woodlands:* closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

#### **Technical Advice Notes (TAN)**

- 5.14 The Technical Advice Notes (TANs) provide guidance on a range of specific topics. The pertinent TANs in relation to the application site are:
- TAN 2: Planning and Affordable Housing
  - TAN 5: Nature Conservation and Planning
  - TAN 11: Noise
  - TAN 12: Design
  - TAN 15: Development and Flood Risk (2004)
  - TAN18 – Transport
  - TAN20 – The Welsh Language
  - TAN23 – Economic Development

#### **Local Planning Policy**

- 5.15 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.16 The Development plan comprises of Carmarthenshire's Local Development Plan 2007-2021 (LDP) and accompanying Supplementary Planning Guidance.



- 5.17 Strategic Policy SP1: Sustainable Places and Spaces provides the overarching policy of the LDP and states that proposals for development will be supported where they reflect sustainable development and design principles. This includes distributing development to sustainable locations and ensuring that development is integrated within the local community.
- 5.18 Policy SP3: Sustainable Distribution - Settlement Framework notes that provision for growth and development will be at sustainable locations in accordance with the Settlement Framework. The Settlement Framework identifies Carmarthen (including Johnstown) as a 'Growth Area' which is one of the key areas for development within the County.
- 5.19 There are a number of local policies relevant to the proposal and each will be discussed in the relevant section below. In particular, the following policies are of most relevance:
- Policy GP1 Sustainability and High Quality Design
  - Policy GP2 Development Limits
  - Policy GP3 Planning Obligations
  - Policy H2 Housing within Development Limits
  - Policy AH1 Affordable Housing
  - Policy AH2 Affordable Housing – Exceptions Sites

## SECTION 6: PLANNING ISSUES

6.1 This Section of the supporting Planning Statement sets out an overview of the general planning issues for the development which are considered relevant in the determination of the application. Accordingly, the following general planning matters are considered below:

- The Principle of the Development;
- Affordable Housing;
- Design and Visual Impact;
- Amenity;
- Public Open Space;
- Housing Density;
- Access;
- Car Parking;
- Utilities; and
- Ecology

### **Principle of Development**

- 6.2 The application site is located within the settlement boundary of Carmarthen, which is identified as a Growth Area in the Local Development Plan (LDP). Under Policy GP2 of the LDP, development is supported within settlement boundaries of Growth Areas, provided it complies with relevant national and local policies and other material planning considerations. Policy GP2 emphasises that settlement boundaries are defined to focus growth within established settlements.
- 6.3 While general market housing is supported in principle within the settlement boundaries of Growth Areas like the application site, this proposal is for 100% affordable housing. Policy AH1 (Affordable Housing) requires contributions towards affordable housing on all housing allocations and windfall sites, with the required percentage varying between 10% and 30% depending on the area. However, this scheme proposes 38 social units, all of which will be affordable housing, directly addressing a genuine local need.
- 6.4 As noted above, the site is located within the settlement boundary and offers much-needed social housing within a sustainable area of Carmarthenshire. The site is directly opposite existing residential properties, and the proposal has been carefully designed to complement the character of the surrounding area without causing any adverse impacts. The development will provide social housing that remains affordable in perpetuity. The scale and design of the dwellings offer a suitable range of homes that are affordable for low to moderate income households, while also providing adequate living space.
- 6.5 Under the current Local Development Plan (LDP), the application site is allocated as Recreation/Open Space, and Policy REC1 aims to protect such open spaces within the County. While the proposal will result in the loss of this allocated open space, several important points should be noted. Firstly, the scheme includes provision of new open space within the development. Secondly, the site is not currently accessible or used by the public as open space. It is located immediately adjacent to Johnstown Leisure Centre, which already provides recreational facilities and open space, whereas the application site itself does not.

- 6.6 Importantly, the Deposit Plan for the LDP 2018-2032 revises the site's allocation, removing it from the open space designation and instead allocating it for housing - specifically, 100% affordable housing, consistent with this proposal. Although this plan is not yet adopted, it reflects the Council's long-term intentions, indicating that the site is not considered suitable for open space but rather appropriate for residential development.

### **Affordable Housing**

- 6.7 As noted above, the proposed scheme comprises 100% affordable (social) housing. With Carmarthenshire County Council as the applicant and lead developer, the Council demonstrates its proactive commitment to addressing the acute local housing shortage by delivering high-quality, affordable homes that meet a clearly identified and pressing community need. This development forms a key part of the Council's wider strategy to provide sustainable, long-term housing solutions for low and moderate-income households in the area.

### **Design and Visual Impact**

- 6.8 The scale of the proposed dwellings is considered appropriate and consistent with the character of existing properties in Johnstown. The development includes a variety of house types, with internal floor areas ranging from approximately 49m<sup>2</sup> to 116m<sup>2</sup>. This range ensures a balanced mix of dwelling sizes, supporting the creation of a vibrant and cohesive community. The variety also allows the scheme to respond directly to identified housing needs, delivering suitable and high-quality affordable homes for a range of household types.
- 6.9 The proposed development will comprise a mix of single-storey bungalows, flats and two-storey dwellings, all in a semi-detached style. The materials palette includes rendered external walls complemented by timber-effect fibre cement cladding, a brick plinth to the porch canopies, black uPVC windows, rainwater goods, fascia's and soffits, and roofs finished in concrete tiles. This combination of materials has been carefully selected to ensure durability, low maintenance, and visual coherence with the surrounding built environment.
- 6.10 The design approach aligns with Policy GP1 of the LDP, which requires development to respect and enhance the character and appearance of the site and surrounding area, while also integrating with the existing landscape. It is considered that the proposed scheme reflects the principles of good design and fully complies with the aims of Policy GP1.
- 6.11 The site is relatively level, allowing all dwellings to be constructed on a single level. While the development will be visible from the adjacent highway, it will be viewed within the established context of Johnstown. As such, the proposal will not have a detrimental impact on the visual amenity of the area, but rather will form a natural extension of the existing urban fabric.

### **Amenity**

- 6.12 Private amenity space is provided for each dwelling in the form of rear gardens, offering residents dedicated outdoor space. In addition, a public open space is incorporated into the scheme, providing wider social, environmental, and ecological benefits. This space offers opportunities for informal recreation and community interaction, while also supporting local biodiversity through considered



landscaping and planting. The overall landscaping strategy enhances the appearance of the development and contributes positively to the street scene and the wider character of the area.

- 6.13 The amenity of future occupiers, as well as that of existing neighbouring residents, has been carefully considered throughout the design process. The layout and orientation of the proposed dwellings have been specifically designed to minimise overlooking and prevent any unacceptable loss of privacy to private amenity areas. This sensitive design approach ensures a high standard of residential amenity for both new and existing properties.

### **Public Open Space**

- 6.14 Policy REC2 Open Space Provision and New Developments states that all new residential developments of five or more units are required to provide on-site open space in accordance with the Council's adopted standards of 2.4ha per 1000 population. Within the 'Carmarthenshire Standard', '*playing space*' comprises: 1.6ha of outdoor sports facilities and 0.8ha of children's play areas. The 0.8ha includes: 0.6ha of informal play areas and 0.2ha of equipped play areas.
- 6.15 As noted within the SPG, outdoor play space provision on new housing developments must reflect the requirements of future occupiers and the particular characteristics of the site. The exact form and type of open space will be determined having regard to the nature and size of the development and the availability of facilities in the local area.
- 6.16 The application proposes 88 bedrooms across 38 units and open space is to be sought predominantly to the north and north-east of the site. It has been calculated that with the 88 bedrooms, there is likely to be a permanent population of approximately 126 residents. Therefore, in line with the open space calculations as noted above, the following open space shall be provided on site. There shall be 0.29ha of open space separated into 0.19ha of outdoor sports facilities and 0.1ha of children's play areas.

### **Housing Density**

- 6.17 The total site area is approximately 1.5 hectares, encompassing access routes, amenity space, a new estate road, visitor parking, and retained trees. Of this, around 0.63 hectares is considered developable land. While the Carmarthenshire LDP does not specify density requirements, *Future Wales: The National Plan 2040* advises that new urban developments should achieve a minimum net density of 50 dwellings per hectare. Based solely on the developable area, the proposed scheme delivers a density of 60 dwellings per hectare. As such, the density is deemed acceptable and consistent with national policy.

### **Access**

- 6.18 A new access is to be created off the B4312 (Llansteffan Road) to serve all dwellings. The speed limit along the stretch of the road which fronts the application site is 20 miles per hour. The access will be laid out in accordance with best practices, ensuring that the geometry and visibility of the access is sufficient and accords with local and National policy, specifically Technical Advice Note (TAN) 18.
- 6.19 An estate road, which will be designed for adoption, will allow access to each of the individual dwellings, and will incorporate a turning head for larger vehicles, such as refuse lorries.



- 6.20 The location of the development ensures good accessibility to services, employment, and recreation opportunities. The proposal is considered to be accessible to all, therefore, promoting an inclusive design allowing all walks of life to benefit from the site, whether the prospective purchasers, passersby or any other person using the site are impaired, elderly, young or disabled. Therefore, the proposal will allow equal opportunities for uses of the site to easily reach their desired destination.
- 6.21 The proposal, by virtue of its siting will promote, sustainable methods of access such as cycling, on foot, or by public transport. Carmarthen town centre is within close proximity and can be accessed a number of ways.
- 6.22 The site benefits from close proximity to numerous bus stops, including more informal bus stops for school children etc. There are two informal bus stops to the East of the site where children have historically been collected and taken to school. There are also numerous bus stops within the town centre, including, but not limited to Kings Street bus stop, which allows travel to regional centres such as Aberystwyth and Carmarthen via multiple bus services, for example the T1X and T1C service.

#### **Car Parking**

- 6.23 Each of the dwellings will have their own private car parking spaces, formally outside the dwelling. Carmarthenshire County Council's Highway Design Guide (2018) sets out parking standards including visitor parking spaces required. Additionally, the Welsh Government's policy on residential car parking is set out in Planning Policy Wales, supplemented by TAN 18, however the Department for Transport's Manual for Streets goes into more detail with regards to parking. The proposed development complies with the car parking requirements.

#### **Ecology**

- 6.24 The application site comprises of regularly-mown grassland located adjacent to Carmarthen Leisure Centre. The soils are free-draining and there are no watercourses on site. The area comprises improved grassland, poor semi-improved grassland, intact species-poor hedgerow, dense scrub, broad-leaved plantation woodland and coniferous plantation woodland.
- 6.25 The grassland across the site is dominated by common bent, Yorkshire fog and perennial rye-grass. Associated are all agriculturally-favoured species such as daisy, creeping buttercup, common mouse-ear and white clover. There are small patches of semi-improved grassland amongst bramble and trees on a bank on the eastern boundary. These are dominated by cock's-foot and red fescue, with lesser knapweed and nettle. The grassland habitat is of little ecological significance.
- 6.26 The trees along the boundary are to remain unaffected. The proposed development is concluded as it does not present a risk to protected species in the area.

#### **Utilities**

- 6.27 Foul sewage is proposed to be connected to the mains sewerage. There is an existing foul sewer in public highway at the western boundary of the development site. Connection can be achieved without the need to cross third party land. The invert level of the nearest existing manhole appears to be suitable for connection of a gravity system serving the development. The area is subject to restrictions on foul discharge from local waste water treatment facilities. The combined sewer network serving foul



drainage requirements at the Carmarthen Leisure Centre site discharges to the Parc y Splotts Wastewater Treatment Works approximately 1km south of the development site. The network reaches the WwTW by a circuitous route, heading approx. 2km northward by gravity, then is pumped back, past the site to the WwTW. Parc y Splotts WwTW discharges treated effluent to the Towy, which in turn discharges to Carmarthen Bay. This is within the Burry Inlet inner catchment of the Carmarthen Bay and Estuaries SAC.

- 6.28 The application will be subject to SAB approval as the development would result in provision of new dwellings, in line with new statutory legislation enacted by Welsh Government under the Flood and Water Management Act 2010. Surface water is proposed to be captured on site and dispose of via a sustainable drainage system water such as a soakaway. A SAB application has not been submitted to date, but will be submitted as part of the application.
- 6.29 The estate roads will be subject to S38 adoption which will also have their own surface water drainage system.

#### **Land Drainage and Flood Risk**

- 6.30 The site does not lie within Flood Zone 2 or 3 (Rivers and Sea) as shown on the Flood Map for Planning (FMfP). The development site is shown to include a small area of Flood Zone 2 for flood risk from surface water and watercourses. The extent is shown to be limited. The topography of the site is a level plateau surrounded by a bund. The plateau is elevated compared to surrounding area so does not receive any surface water runoff from adjacent land. The source of the flooding can only be runoff from the development plateau itself, which because of the bunding has no route to runoff elsewhere. The development will remove the source of that surface water runoff as the area will be engineered and be served by a positive drainage system. SuDS approval will be required, and it is considered that surface water disposal could be appropriately managed by way of the SuDS approval process. Consequently, the proposed development is not considered to increase the risk of flooding.



## **SECTION 7: CONCLUSIONS**

- 7.1 The submitted application seeks planning permission for residential development and associated works at land adjacent to Carmarthen Leisure Centre. The total number of units is 38 residential dwellings all of which will be social housing.
- 7.2 The proposed development aligns with the Local Development Plan and National Planning Policy in that it provides much needed housing within the urban area of Johnstown which is identified as a Growth Area.
- 7.3 The proposal will generate much needed social housing to meet demand along with employment opportunities.
- 7.4 Based on the above it is requested that planning permission is forthcoming for this proposal.