



Justification Statement

PROPOSAL: Proposed Land Swap on the Carreg Sawdde Common

LOCATION: Carreg Sawdde Common
Llangadog
Camarthenshire

CLIENT: TV Hughes and Co
Godre Garreg
Llangadog
Carmarthenshire
SA19 9DA

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[Revision 1 08/02/2019](#)

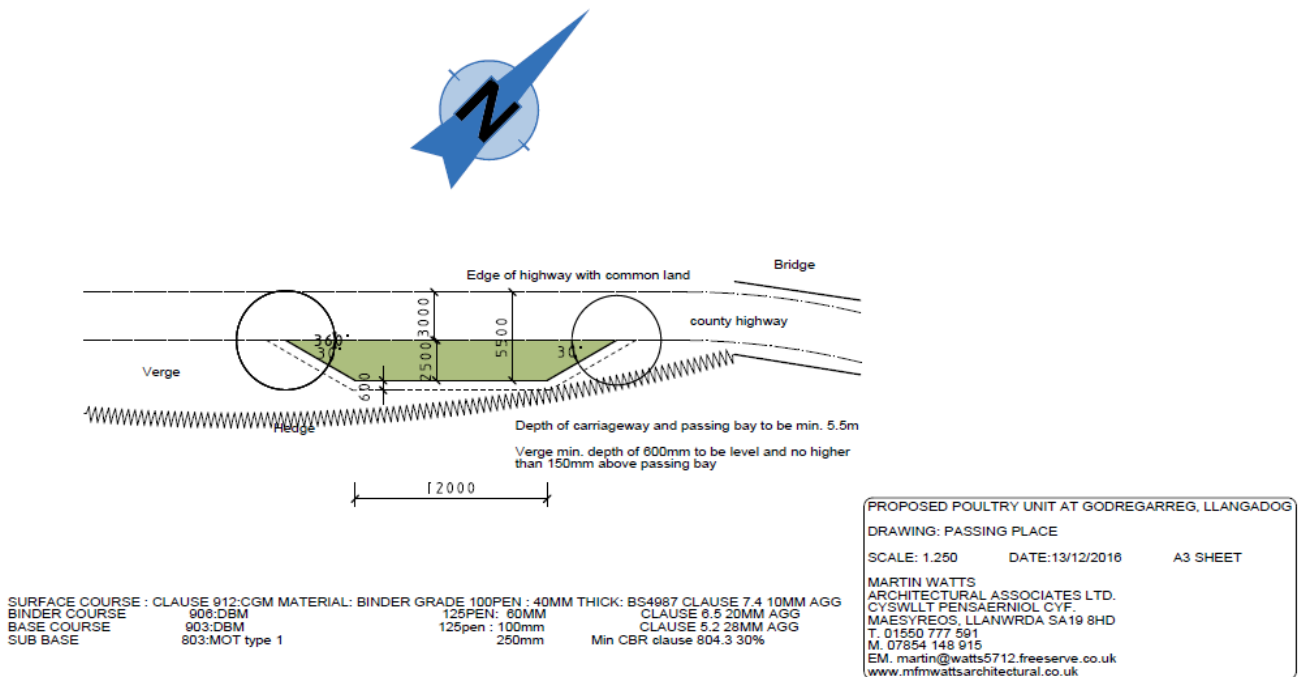
1.0 Introduction

Roger Parry and Partners have been instructed to prepare an application to swap land on the Carreg Sawdde Common in Llangadog, with privately owned land forming part of Godre Garreg, Llangadog, Carmarthenshire, SA19 8UW.

The application is proposed as a result of an approved planning application – E33695, for the erection of a Free Range Poultry Unit and all other associated works on land at Godre Garreg. A condition of the planning consent requires a passing bay to be placed on the common land to be utilised by all road users. The condition is detailed below;

13 - A passing bay, giving a carriageway width of 5.5 metres over a 10 metres linear length of the road, shall be provided as shown on the Passing Place drawings approved in condition 2 above. This shall be implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity.

The Local Planning Authority have been provided with full drawings of the proposed passing bay and the proposal is further detailed below;



2.0 The Release Land

The land surrounding Godre Garreg is shown above. The land annotated green is owned under one title, with the owner being Mr Eifion Hughes the applicant. The land to the north east and east is common land.

The proposed release land extends to 0.011 acres (44.51 m²) and comprises of unimproved and utilised road side verge. The bay is located south-west of Llangadog towards the village of Felindre in Carmarthenshire. The site has principle access from A4069 and is located just prior to the entrance to Godre Garreg Farm. The bay has an established hedgerow on the south-eastern side to prevent access into the field adjoining below otherwise it is essentially a grass verge off the side of the road.

The release land is a road side verge leading off the A4069 and past Felindre Village therefore is very accessible to the public and vehicles although not frequently used or used for any other purpose.

There will be no changes to the access to the release land as this land will be used as an open hard-standing passing bay leading to Godre Garreg Farm.

The release land is currently an unutilised road side verge to the unnamed carriageway comprising of rough pasture land.

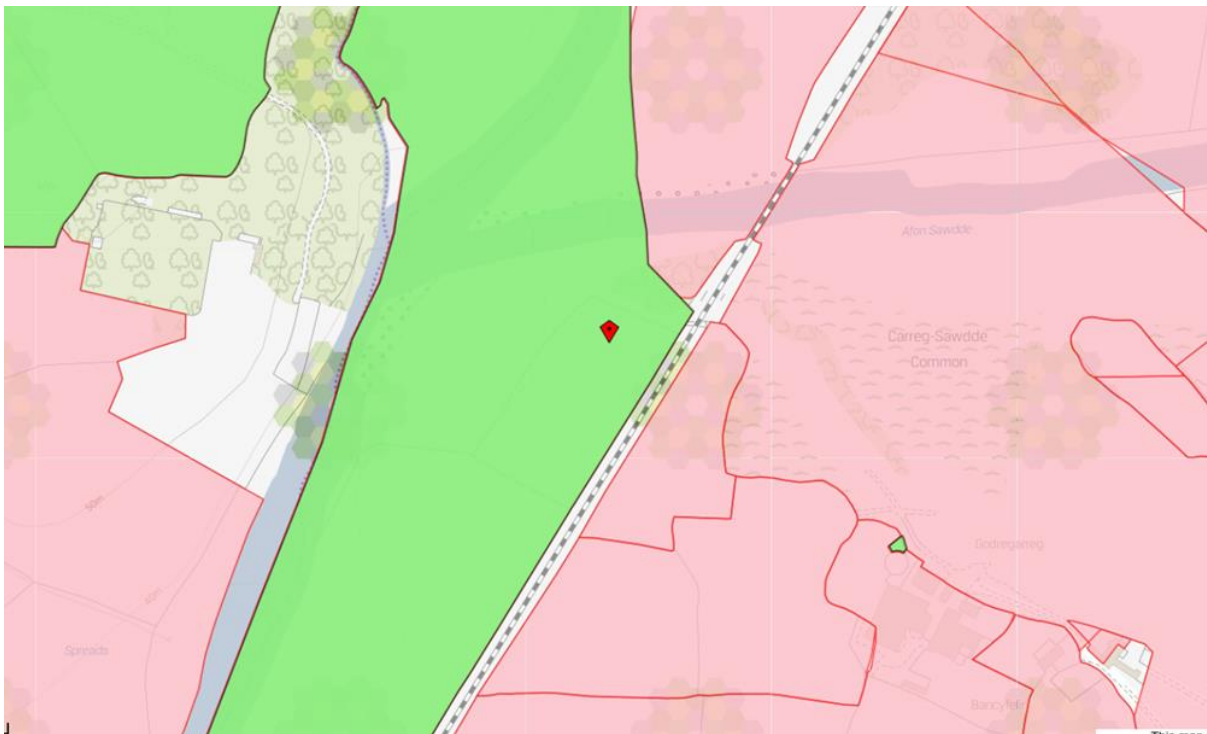
There are no structures on the land other than it is adjacent to a public road.

The boundary features an established hedgerow located to its south-east to prevent access into the field adjoining below.

There are no proposals to remove the boundary hedgerow as part of the exchange.

The release land will be constructed into a hard-standing passing bay as outlined within the construction plan attached to the application form and Appendix 1 of the Justification Statement supporting the application.

3.0 The Replacement Land



The plan above is taken from the Land Registry. The land shown green is held in one title and is owned by Mr Eifion Hughes the applicant and partner in the farming business TV Hughes and Co. To the east is the Llangadog Common.

The area of replacement land was detailed by the Local Highways Authority in line with Highway standards set by the Welsh Government.

The proposed replacement land extends to 0.024 acres which is almost twice as large than the release land and comprises improved agricultural land adjoining the River Sawdde, situated towards the north-west of Godre Garreg farmstead.

The replacement land is shown edged green with a green hatch.

The replacement land is accessed directly from the Llangadog Common. The replacement land is not accessible by vehicles but can be accessed by foot and is adjacent to the common and the River Sawdde/River Tywi.

There will be no changes to the access to the replacement land after the exchange. The replacement land is agricultural land that has been improved and utilised by the farm. The land is used for grazing purposes and laid to permanent pasture.

There are no structures on the land.

4.0 General Comments

There are only two active commoners on Carreg-Sawdde Common which include:

The applicants – T V Hughes & Co who are exercising the right of common pasture for 27 sheep and followers over the whole of the land

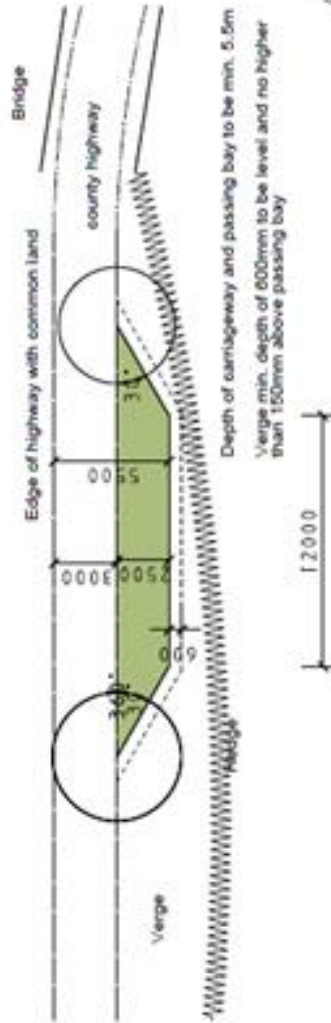
Mr John Price, Cefn Villa, Garregsawdde, Llangadog, Carmarthenshire who is exercising the right of common pasture for 10 sheep and followers of the whole of the land.

All registered commoners have been contacted and provided with notice of the proposed land swap. The deadline for comment on the application is the 11th March 2019.

5.0 Conclusion

The replacement land directly adjoins the Carreg Sawdde Common and the River Sawdde/River Tywi. The land is improved agricultural pasture land and is in access of the land swap area totalling 0.024 acres against 0.011 acres (44.51 m²) of common land.

The land adjacent to the common is owned by the Hughes family of Godre Garreg, Llangadog, Carmarthenshire, SA19 8UW and they are proposing the land swap.



Depth of carriageway and passing bay to be min. 5.5m
 Verge min. depth of 600mm to be level and no higher than 150mm above passing bay

12.000

PROPOSED POULTRY UNIT AT GODREQUARRIG, LLANGADOG
 DRAWING: PASSING PLACE
 SCALE: 1:250 DATE:13/12/2016 A3 SHEET
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SURFACE COURSE : CLAUSE 812,CGM MATERIAL: BINDER GRADE 100PEN - 40MM THICK: BS4987 CLAUSE 7.4 10MM AGG
 BINDER COURSE 906 DBM
 BASE COURSE 903 DBM
 SUB BASE 803:MOT type 1
 120PEN : 60MM
 125pen : 100mm 250mm
 Min CBR clause 804.3 30%