



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

Roger Parry & Partners LLP Carmarthen
C/O The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU
Tel: 01691655334 Fax: 01691 657798
Email: gail@rogerparry.net

Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG
Tel: 01938 554499 Fax: 01938 554462
email: welshpool@rogerparry.net

Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ
Tel: 01743 791336 Fax: 01743 792770
email: mail@rogerparry.net

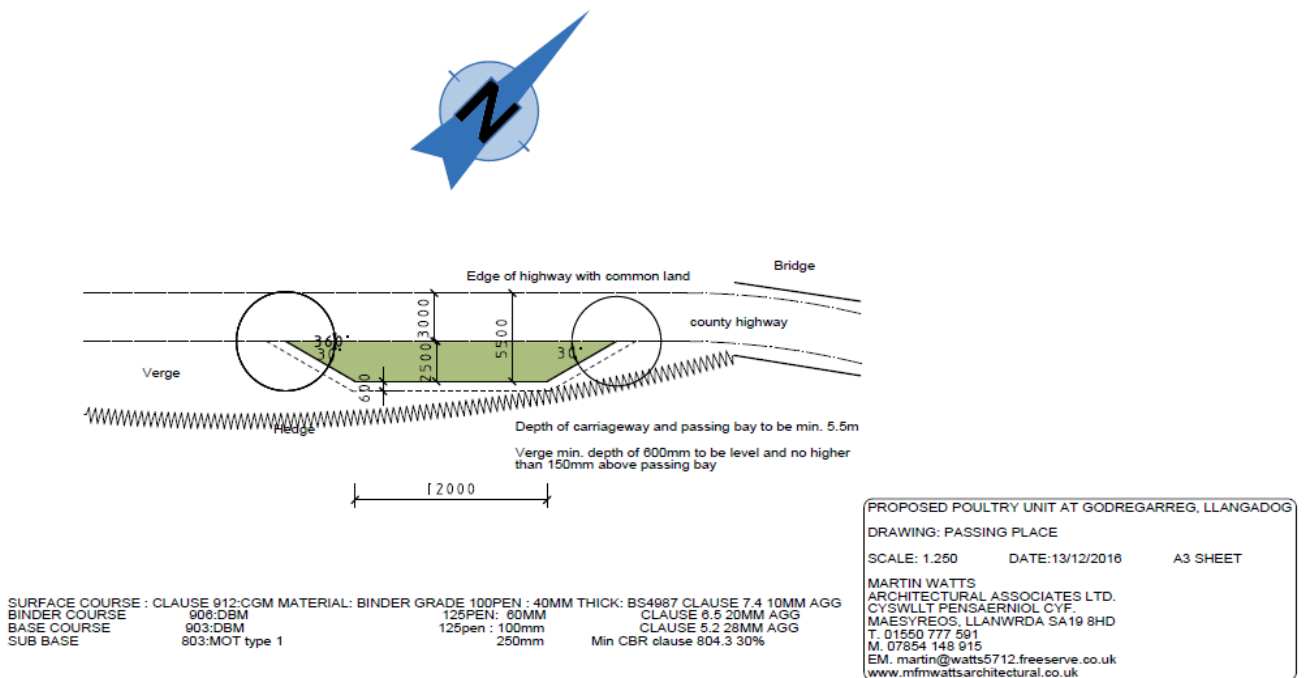
1.0 Introduction

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 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 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 0.020 acres (80.93 m²) which is almost twice as large than the release land and comprises improved agricultural land adjoining the River Sawdde, situated towards the north-east of Godre Garreg farmstead. The replacement land is shaped triangular and has stock proof boundary fence to the north and south-west. As the proposed replacement land is adjoining the River Sawdde, this will provide an extra river side area for members of the public to enjoy and utilise.

The replacement land is accessed off a hard standing track off a B Road leading to Godre Garreg farm that leads the waste water treatment works located on the 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 applicant will move the boundary fence in his land to deduct the section and include the section as common land abutting the River Sawdde/River Tywi. 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 with stock proof boundary fencing.

There are no structures on the land.

The boundary features a stock proof boundary fence that separates the applicants field to the common and River Sawdde/River Tywi.

The proposals are to deduct fencing posts within the replacement land and to restrain the existing boundary fence, leaving the land open to be included within Carreg-Sawdde Common.

No works are required as part of the exchange.

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

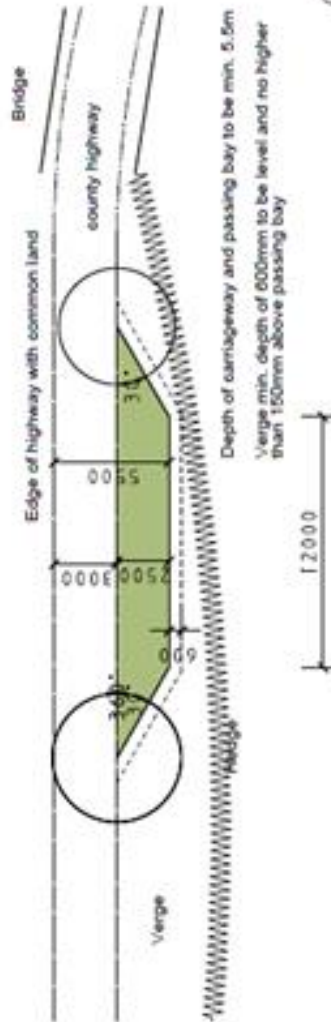
Mr John Price, Cefn Villa, Garregawdde, Llangadog, Carmarthenshire who is exercising the right of common pasture for 10 sheep and followers of the whole of the land.

All registered commoners have been contacted and provided with notice of the proposed land swap. The deadline for comment on the application was initially 28 days, this has now been extended to the 16th October 2018.

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 0.020 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.



PROPOSED POULTRY UNIT AT GOGREGARREG, LLANGADOG
 DRAWING: PASSING PLACE
 SCALE: 1:250 DATE: 13/12/2016 A3 SHEET
 MARTIN WATTS
 ARCHITECTURAL ASSOCIATES LTD.
 CYSWLLT PENSAERIKOL CYF.
 MAESYREOS, LLANWRDA SA10 8HD
 T. 01550 777 591
 M. 07854 148 915
 EM. martin@watts5712.feesterve.co.uk
 www.mfwattsarchitectural.co.uk

SURFACE COURSE : CLAUSE 912:CGM MATERIAL: BINDER GRADE 100PEN : 40MM THICK: BS4687 CLAUSE 7.4 10MM AGG
 BINDER COURSE : 600:DBM
 BASE COURSE : 803:DBM
 SUB BASE : 803:MOT type 1
 125PEN: 60MM
 125pen : 100mm
 250mm Min CBR clause 804.3 30%