**Exclusion of part of PrC1/MU1 (GA1/MU1) land south of the A40, Johnstown, Carmarthen.**
**Site Ref: 026-017

Address:
Parc Yr Onnen (land part of Penybont Farm, Johnstown)
Traveller’s Rest,
Johnstown

Hectares: 2.51 (extending to 6 hectares in total with adjoining neighbouring land)

Proposed use of site: Mixed use/Employment area**

The proposed development area (identified above) was included in the adopted Local Development Plan (LDP) 2006-2021 and also in the first deposit of the 2018 - 2033 LDP due to its potential to greatly enhance and promote the sustainable development of the West Carmarthen LDP. We feel strongly that this is still the case and should continue to be included in the second deposit either as an employment or mixed use area. The following demonstrates some of the benefits of why it should continue to be included.

Firstly, I would like to record my displeasure at the lack of communication regarding the revised 2nd deposit LDP with landowners. It was only by chance that this had come to my attention, one week before the closing date for public consultation and comments to be submitted.

This is a self contained area which would not require community infrastructure and occupies a key position that would assist in its marketing and have minimum impact on residential areas.

The West Carmarthen LDP proposes 1300 residential houses, many of which are being or have been built and with such large housing development must come opportunities for employment within easy reach in order to meet sustainability and climate change carbon reduction requirements.

The site in total spans 6 hectares and lends itself to meet the requirement of sustainability and climate change and has many positive aspects to promote this end. This area is within easy walking distance of the 1300 new houses and has opportunity of reducing carbon input due to its immediate proximity to residential areas while at the same time remaining separate to not create any negative impact. It has public transport serving the local community and Carmarthen town, passing along its boundaries.

In terms of access, it already possesses a highways standard road on the western side of the site, projecting into the site for approximately 70 meters. This access road is within a matter of a few 100 meters of the A40 dual carriageway which in turn brings you to the M4 motorway on the outskirts of Carmarthen.

Services are available at the eastern end of the site with electricity pylons already on site which could provide the required energy provisions.

As a mixed use area this could not only provide employment to current Welsh speaking population but could also provide some facilities to promote the Welsh language.

The land consists of brown earth, only used as grazing land. It is not highly productive but was suitable for growing grass for limited grazing purposes.

The small stream that passes through the area has been identified as not falling within flood zones 2 and 3 as per environment agency modelling and we have written confirmation from NRW.  The land on both the western and eastern side of the stream rises quite rapidly at 20 meters either side, therefore any flood risk would be limited to small areas either side of the stream and would not be included in the main area to be developed. This can be accommodated within any detailed plan for the site.

The site is not located within or immediately adjacent to any sites designated for importance to Nature Conservation or Sites of Special Scientific Interest.

In conclusion, the site is highly compatible with the growth presented in the deposit LDP. In particular, it would provide employment opportunities within easy reach of the proposed west Carmarthen development scheme and thereby conform with the requirements of sustainability and climate change.

Any minimal flood risk and the high pressure gas pipe running through the site can be accommodated in any detailed plan for the area. Such an allocation would reinforce the employment provision and ensure a sustainable mixed use development is achieved. There could be no possible harm in its inclusion.