



Date: 8th February 2019
Our Ref: MJR/19.105

Forward Planning Section
Environment Department
Carmarthenshire County Council
5-8 Spilman Street
Carmarthen
Carmarthenshire
SA31 1JY.

Dear Sir/Madam,

LDP Preferred Strategy & Candidate Site Representations

I am writing on behalf of our client Mr John Morris and his family in order to provide representations on the Preferred Strategy and Candidate sites. In addition we are formally submitting a new candidate site on behalf of our client.

Accordingly, this submission comprises:

- Preferred Strategy representation forms;
- Candidate Site representation forms;
- A Red Line plan of land at Waunfarlais Road which is submitted as a late Candidate Site; and
- A Development Framework Document setting out details of the contribution that our clients site can make.

Mr Morris and his family were unable to submit a candidate site submission at the time of the original call for sites however, would now like their site to be considered (and are undertaking separate pre-application discussions given that it is deliverable and viable). Appended to this letter is a summary of the suitability of the site.

We would welcome further involvement in the LDP process.

Yours sincerely,



Michael Rees
Director
LRM Planning Ltd
michaelrees@lrmpanning.com

Appendix 1: Site Suitability Questionnaire

Site Details			
Site name:	Land west of Waunfarlais Road		
Site address (including post code):	Land west of Waunfarlais Road, Llandybie, Carmarthenshire		
Total site area (Hectares):	c.1 .12 Ha greenfield land		
<ul style="list-style-type: none"> • Proportion of Greenfield (ha) • Proportion of Brownfield (ha) 			
Current Use(s):	Vacant land		
Proposed Use(s):	Residential use for around 7 dwellings		
Current planning status (if known):	Please refer to the accompanying statement submitted with this representation.		
Ownership	Yes	No	
Is the site wholly in the ownership of the proposer?	X		
If not, are all other land owners aware of this submission?	n/a		
Site Suitability			
Question	Yes	No	Comments/further details/mitigation proposed
Does the site have any known physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?		X	
Does the site have any known legal constraints (e.g. covenants) preventing development?		X	
Is the site within a C1 or C2 flood risk zone?		X	
Is this site affected by any known 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	X		There are power lines crossing the site, however it is considered that these lines could be grounded as part of any

			future proposals and therefore do not pose a constraint to development.
Is there a possibility that the site is contaminated?		X	
Have any site surveys been undertaken, such as protected species, if appropriate?	X		Please refer to the accompanying statement submitted with this representation.
Is the site subject to any other known key constraints (e.g. trunk sewers, gas pipelines)?		X	

Utilities

Is the site capable of connection to the following services? (yes to all)

Mains water supply

Mains sewerage

Electrical supply

Gas supply

Landline telephone

Broadband

Other (please specify):

Please provide any further details:

Infrastructure

What known infrastructure would be required to ensure this site is sustainable?

Education

Leisure

Health

Transport

The accompanying statement submitted with this representation outlines the location of existing services and facilities within the vicinity of the site, however it is anticipated that any future proposed development would make a contribution to the enhancement or provision of additional services in the local area, where appropriate.

How would this be delivered? (S106/CIL, on-site as part of development, other)

The accompanying statement submitted with this representation outlines the location of existing services and facilities within the vicinity of the site, however it is anticipated that any future proposed development would make a contribution to the enhancement or provision of additional services in the local area, where appropriate.

