

Our Ref.: 1026.a

Date: 27th March 2023

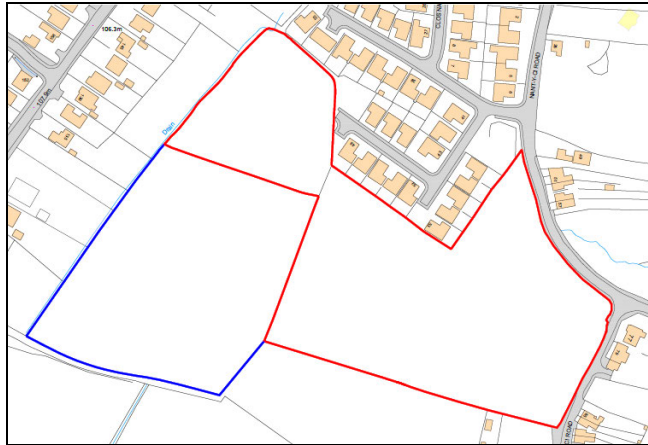
Forward Planning Manager,
Place and Sustainability,
Department of Sustainability and Infrastructure,
Carmarthenshire County Council
3 Spilman Street,
Carmarthen SA31 1LE

Dear Sir/Madam,

Carmarthenshire Local Development Plan 2018-2033 – 2nd Deposit
Representation on behalf of lady J Romani
Land off Nant y Ci Road, Penygroes

We are instructed by Lady J Romani to make a formal representation with regards to the above land and the 2nd Deposit Draft of the Carmarthenshire Local Development Plan.

Our clients made a formal Candidate Site Submission in August 2018, which was referenced **SR/149/002**, seeking the allocation of their land for future residential development within the defined settlement limits of Saron as part of the Replacement Local Development Plan. The Candidate Site comprised of two enclosures (edged red below), accessed either via an adjoining recently constructed residential development or the public highway.



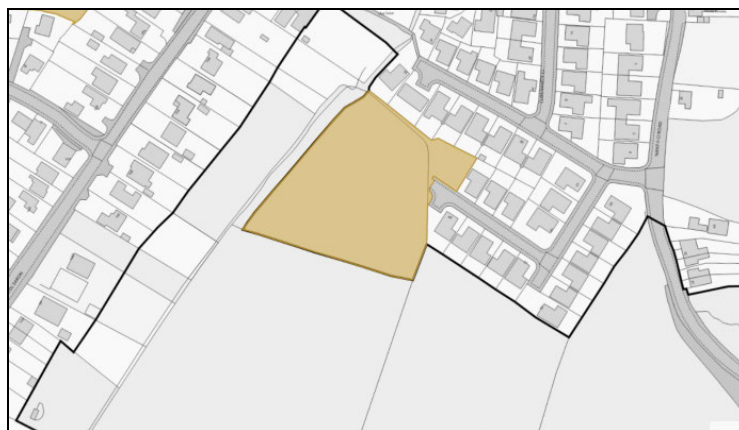
Plan A

Following its due consideration, the Council then included the western element of the land in question as a housing allocation in its Deposit LDP, published in January 2020. However, for reasons outlined by the Council in their current submissions, a revised second edition Deposit LDP was then prepared.

As part of the current consultation process into the 2nd Deposit LDP, the Council have again published a “Site Assessment Table” (2023), which provides details of the Council’s analysis of each received Candidate Site submission. We note that our Client’s land was considered as part of this process and as a result the Authority concluded as follows:

“Part of the site will be allocated for residential development. The site reference is PrC3/h27.”

As a result of the above, Plan B represents an extract of the 2nd Deposit LDP Proposals Map for Saron, clearly now identifying our Client’s land as a residential allocation (shaded brown) within the defined development limits:



Plan B

We therefore welcome the decision of the Authority to concur with the representations previously made in relation to our Client's land. We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period. In fact, our Client has already been approached by a number of parties expressing a keen interest in developing the site once the Plan is adopted. We therefore fully support the decision of the Authority to allocate the land for the purposes of residential development as part of the emerging Carmarthenshire Replacement LDP.

Yours sincerely,

A solid black rectangular box used to redact the signature of Jason D Evans.

Jason D Evans
Director

Enc.