

Our Ref.: 1065.a

Date: 27th March 2023

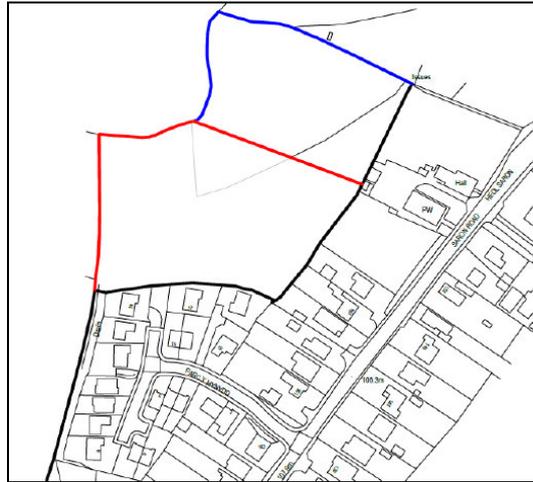
Forward Planning Manager,
Place and Sustainability,
Department of Sustainability and Infrastructure,
Carmarthenshire County Council
3 Spilman Street,
Carmarthen SA31 1LE

Dear Sir/Madam,

Carmarthenshire Local Development Plan 2018-2033 – Deposit
Representation on behalf of Mr and Mrs John
Land off Saron Road, Saron

We are instructed by Mr and Mrs John 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/149/12**, seeking the allocation of their land for residential development within the settlement limits of Saron, Ammanford as part of the Replacement Local Development Plan. The Candidate Site comprised of a single enclosure, with its southern and eastern boundaries adjoining existing residential development. Whilst its remaining boundaries were then defined by established field boundaries. Access to the site is gained via the southern boundary, from the adjoining now fully constructed residential development. The land therefore clearly represented a logical extension opportunity to the existing settlement and its extents are illustrated by the red line below.



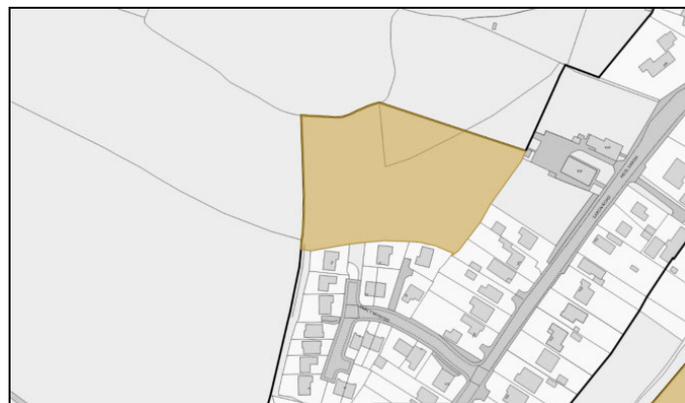
Plan A

Following its due consideration, the Council then included 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 Clients land was considered as part of this process and as a result the Authority concluded as follows:

“Site to be allocated for residential use with reference PrC3/h26.”

As a result of the above, Plan B represents an extract of the Deposit LDP Proposals Map for Saron, clearly now identifying our Clients 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 Clients 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 Clients have 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.