

Our Ref.: 1067.a

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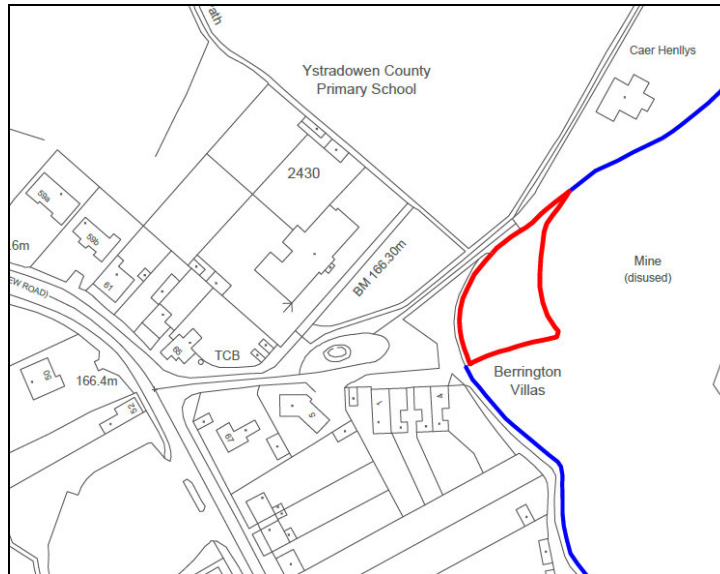
Head of Planning
Forward Planning Section
Carmarthenshire County Council
3 Spilman Street
Carmarthen
SA31 1LE

Dear Sir/Madam,

Carmarthenshire Local Development Plan 2018-2033 – 2nd Deposit Draft
Representation on behalf of Mr M Fyfield
Land at Berrington Villas, Ystradowen

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

Our Client's made a formal Candidate Site Submission in August 2018, which was referenced **SR/164/001**, seeking the inclusion of their land within the development limits of Ystradowen as part of the Replacement Local Development Plan. The Candidate Site comprised of a small parcel of land directly adjoining the residential area of Berrington Villas. As a result, existing development adjoins its northern and western boundaries, with access being gained directly off the adjoining public highway to its west. Its remaining eastern and southern boundaries are then defined by an established means of enclosure. The land therefore clearly represented a logical infill opportunity within the 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 within the Development Limits for the settlement of Ystradowen 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:

“The site cannot accommodate 5 or more dwellings. It will be included within development limits due to its position in the urban form, and will contribute to small sites.”

As a result of the above, Plan B represents an extract of the 2nd Deposit LDP Proposals Map for Ystradowen, clearly now identify our Client’s land as part of the defined development limits:



Plan B

We therefore welcome the decision of the Authority to concur with the representation previously made in relation to our Client's land and fully support their decision to include the land within the development limits.

Yours sincerely,

[Redacted signature]

Jason D Evans
Director

Enc.