

Our Ref.: 1031.a

Date: 6<sup>th</sup> April 2023

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

Dear Forward Planning,

**Carmarthenshire Local Development Plan 2018-2033 – Second Deposit Draft**  
**Representation on behalf of Mrs. A. M. Morgans**  
**Land off Clos Bolahaul, Cwmffrwd**

We are instructed by Mrs A. M. Morgans to make a formal representation with regards to the above land and the Second Deposit Draft of the Carmarthenshire Replacement Local Development Plan.

Our client made a formal Candidate Site Submission in August 2018, which was referenced **SR/039/006**, seeking the inclusion of her land for residential development within the settlement limits of **Cwmffrwd** as part of the Replacement Local Development Plan.

The Candidate Site comprises the remaining part of the former Bolahaul Nurseries, which was located off the rear of residential properties, which front the western flank of Bolahaul Road in Cwmffrwd. Most of that site has been developed with recently completed bungalows and estate road, known as Clos Bolahaul. The Candidate lies off its western extremity. The proposals seek inclusion of a small-scale extension to that cul-de-sac to provide a handful of properties up to the western perimeter of the site which borders the Nant Pibwr watercourse.

The land therefore clearly represented a logical extension opportunity to the existing settlement and its extents are illustrated by the red line below at Plan A.

Following due consideration, the Council included the roadside frontage part of the land in question within the draft settlement limits of Cwmffrwd in its First Deposit Draft of the Local Development Plan, published in January 2020. However, for reasons outlined by the Council in their current submissions, a revised Second Deposit Local Development Plan has now been prepared and published in January 2023. It is subject to public consultation.

As part of the current consultation process into the Second Deposit Local Development Plan, the Council have again published a “Site Assessment Table” (January 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: "A large part of the site is located within the flood risk zone. The remainder of the site cannot accommodate 5 or more dwellings, however the development limits will be extended to include part of this area. Any proposal will be considered against the policies set out within the revised LDP."



**Plan A- Location Plan of Candidate Site**

Plan B represents an extract of the Second Deposit LDP Proposals Map for Cwmffrwd, and identifying our client's rear field enclosure as land within the defined settlement limits:



**Plan B – Extract from part of the Proposals Map for Cwmffrwd**

Our client therefore welcome and **SUPPORT** the decision of the Authority to partly 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.

We therefore fully support the decision of the Authority to include the land for the purposes of Residential Development as part of the Carmarthenshire Replacement Local Development Plan.

Yours sincerely,

A solid black rectangular box used to redact the signature of Richard A. Banks.

**Richard A. Banks**  
**Director**

Enc.

Cc clients