

Our Ref.: 1018.a

Date: 6th 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 Mr & Mrs J. Evans
Land opposite Ty Gwyn, Capel Iwan

We are instructed by Mr & Mrs J. Evans 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/019/009**, seeking the allocation of their land for residential development within the settlement limits of **Capel Iwan** as part of the Replacement Local Development Plan.

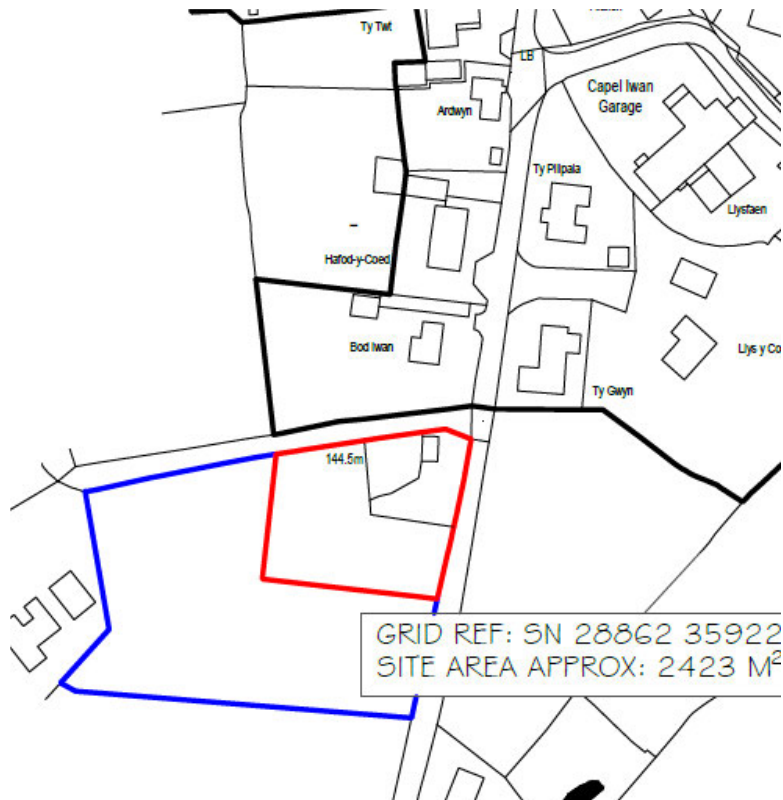
The Candidate Site comprises part of an equine grazing paddock set off the southern flank of the minor road that runs north to south from the centre of the village of Capel Iwan. The proposals seek inclusion of the frontage part of the enclosure to provide a small-scale development of one detached house to complement established properties which lie directly opposite, being frontage houses off the western and eastern flanks of the road.

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 Capel Iwan 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: *"The site is unable to deliver 5 units, however it is appropriate as small-scale development, and the development limits will be drawn to reflect this."*



Plan A- Location Plan of Candidate Site

Plan B represents an extract of the Second Deposit LDP Proposals Map for Capel Iwan, clearly now identifying our clients' field frontage as land within the defined settlement limits:



Plan B – Extract from part of the Proposals Map for Capel Iwan

Our clients therefore welcome and **SUPPORT** 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.

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