

Our Ref.: 1017.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 Mrs. E. Howell
Land off Saron Road, Pentrecwrt

We are instructed by Mrs E. Howell 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/129/004**, seeking the allocation of their land for residential development within the settlement limits of **Pentrecwrt** as part of the Replacement Local Development Plan.

The Candidate Site comprises part of the road frontage of grazing paddock set off the south-eastern flank of the A486 road that runs through of the village of Pentrecwrt. The proposals seek inclusion of the well-defined enclosure to provide a small-scale development of detached houses to complement established properties which lie directly opposite off the north-western flank of the road, to the south-west extremity of the settlement.

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 Pentrecwrt 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.

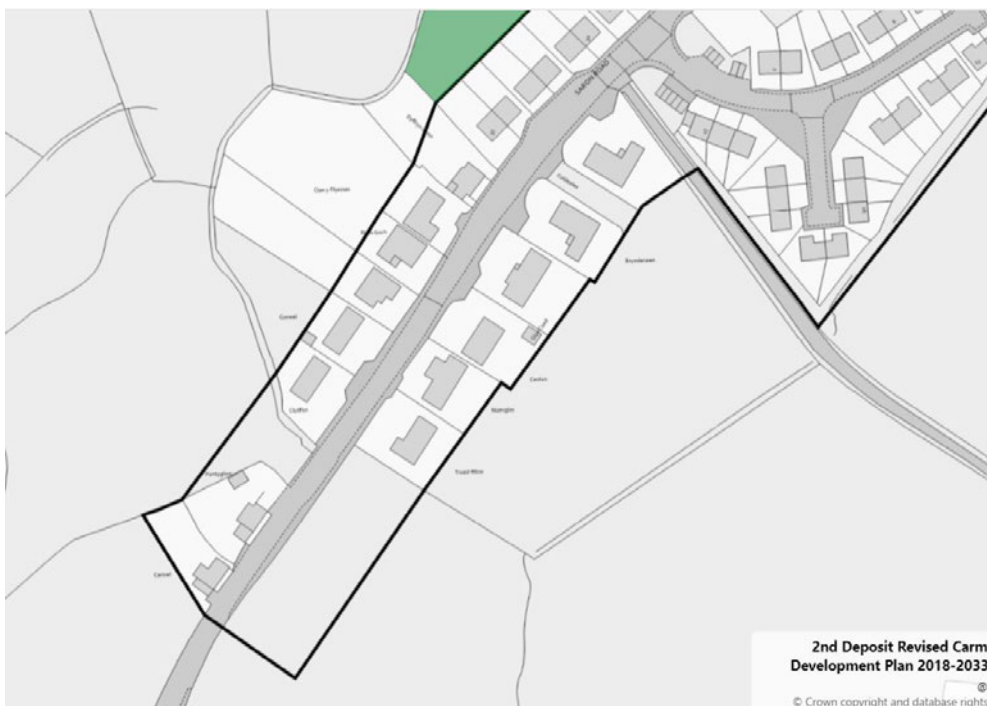
As part of the current consultation process into the Second Deposit Local Development Plan, the Council have again published a “Site Assessment Table” (January 2023), which provides

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: "Part of the site is considered appropriate for small scale rounding off, and the development limits will be drawn to incorporate a few plots. In terms of the remainder of the site, it is considered that there is sufficient and more suitable land available for development within the settlement to accommodate the housing need."



Plan A- Location Plan of Candidate Site

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



Plan B – Extract from part of the Proposals Map for Pentrecwrt

Our client therefore welcome and **SUPPORT** the decision of the Authority to actually concur with all the Candidate Site 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

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Cc clients