

Our Ref.: 1032.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. A. Yelland
Land part of Llwynhenry Farm, Porthyrhyd

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

Our clients made a formal Candidate Site Submission in August 2018, which was referenced **SR/139/002**, seeking the allocation of their land for residential development within the settlement limits of **Porthyrhyd** as part of the Replacement Local Development Plan.

The Candidate Site comprised of two adjoining undulated grazing fields which are located off either flank of a private access driveway to Llwynhenry Farm in Porthyrhyd. The fields lie to the rear of established residential properties which front the eastern flank of an unclassified, no-through road. The minor road junctions off the B4310 road, some 400 metres south of where that road underpasses the A48 trunk road, and its elevated slip roads, denoting the northern part of the village. The southern field enclosure is much smaller than the adjoining northern field, and has a frontage onto the B road, as well as the minor side road. The proposals did seek inclusion of residential as a cul-de-sac of bungalows and detached dwellinghouses stretching across both enclosures.

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 part of southern field at Llwynhenry as a Residential Allocation 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 with within C2 flood risk zone, but a small element of it outside the flood zone will be allocated with reference SuV20/h1."*



Plan A- Location Plan of Candidate Site

As a result of the above, Plan B represents an extract of the Deposit LDP Proposals Map for Porthyrhyd, clearly now identifying our client's land as a Residential Allocation (shaded brown) within the defined settlement limits:



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

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 allocate 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