

Our Ref.: 1037.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. N. Morgans
Land part of Park View, Trevaughan, Whitland

We are instructed by Mr. N. 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 clients made a formal Candidate Site Submission in August 2018, which was referenced **SR/163/010**, seeking the allocation of their land for residential development within the settlement limits of **Whitland** as part of the Replacement Local Development Plan.

The Candidate Site comprised two irregular-shaped field enclosures, together with a cluster of farm outbuildings, set off the eastern flank of Trevaughan Road, to the southern edge of Trevaughan, Whitland. Residential properties form the northern perimeter of the site, being bungalows, which have rear garden perimeters sharing a common boundary with the site. The opposite side of the B4328 is dominated by the “Riverlea” agricultural vehicles and machinery wholesaler’s depot, which extends south to an equivalent point as the Candidate Site’s southern field boundary.

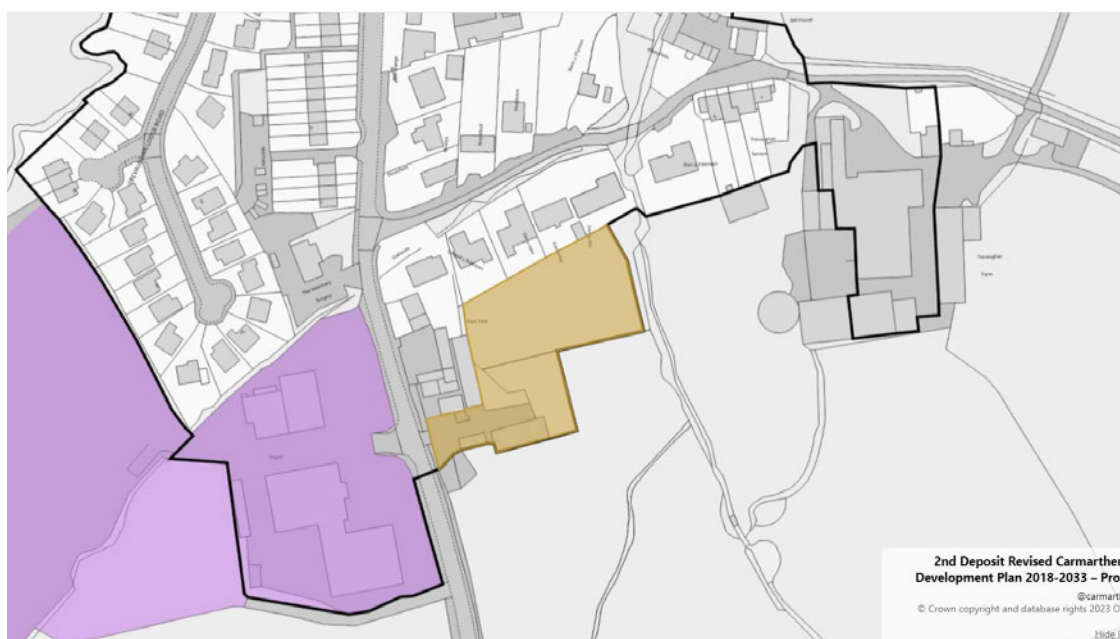
The land therefore clearly represented a logical extension opportunity to the existing settlement and its extents are illustrated by the red line below at Plan A.

Following due consideration, the Council included the northern field and outbuildings at Park View 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



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 Whitland, clearly now identifying part of 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 Trevaughan in Whitland

Our clients therefore welcome and **SUPPORT** the decision of the Authority to partly concur with the representations previously made in relation to a proportion of our clients' land at Park View.

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

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Cc clients