

Our Ref.: 1052.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 Mr. P. Evans**  
**Land off Castell Pigyn Road, Abergwili**

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

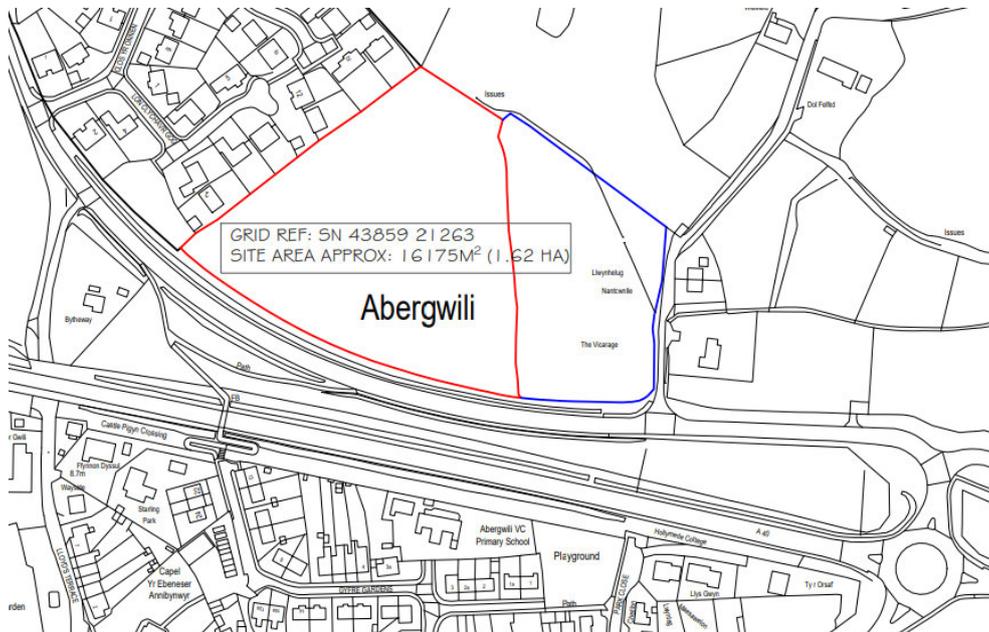
Our clients made a formal Candidate Site Submission in August 2018, which was referenced **SR/021/048**, seeking the allocation of their land for residential development within the settlement limits of **Abergwili** as part of the Replacement Local Development Plan.

The Candidate Site comprises a generally level grazing field fronting the northern flank of Castell Pigyn Road in Abergwili. The land benefits from an agricultural access achieved via an adjoining grazing field to its east, which leads onto Wellfield Road. The land shares a common western hedgerow and tree-lined boundary with residential properties which front “Yr Onnen” and “Lon Clychaurgog,” being two cul-de-sacs of modern detached housing part of residential estate formed in the 1990s. The proposals seek inclusion of the well-defined enclosure to provide a moderately-sized development of detached and semi-detached houses. Such a development will complement established properties which lie directly to western side as referred to above, and which also run parallel to the carriageway of Castell Pigyn 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.

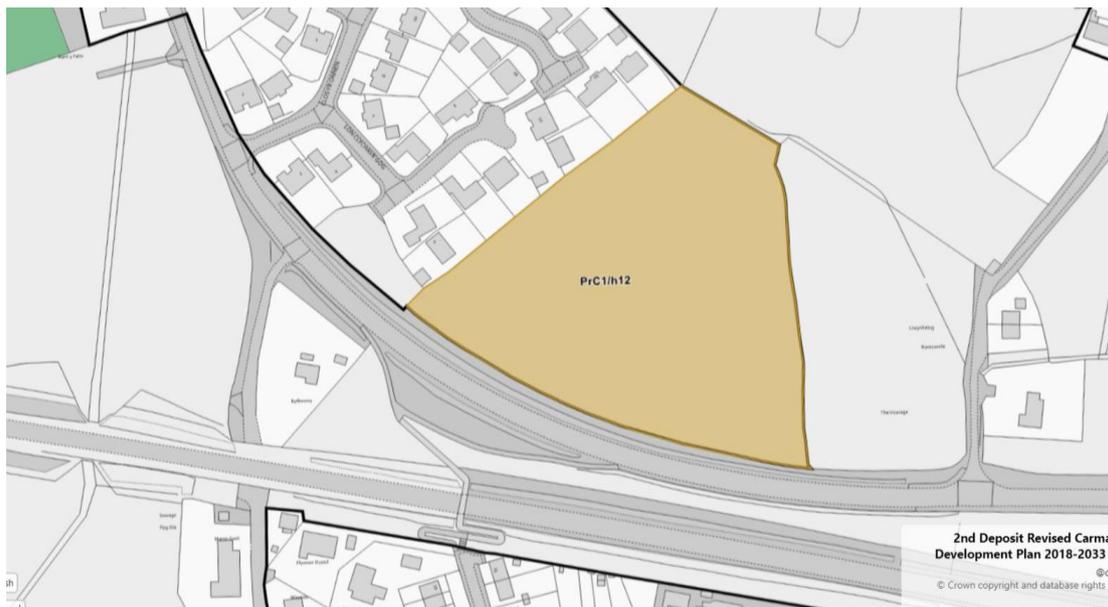
Following due consideration, the Council included the western field as a Residential Allocation in its First Deposit Draft of the Local Development Plan, published in January 2020. However, for reasons outlined by the Council in their current submissions, a revised Second Deposit Local Development Plan 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: “Site to be allocated with reference PrC1/h12.”



**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 Abergwili, 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 Abergwili**

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