

Forward Planning Manager
Place & Sustainability
Dept of Sustainability & Infrastructure
3 Spilman Street
Carmarthen
SA52 1LE



7th April 2023

Dear Sir,

**RE: Revised Local Development Plan 2018 – 2033
2nd Deposit Revised Plan**

**Omission of Business / Retail Park and Petrol Station in Revised 2nd Deposit LDP
Off Britannia Terrace, Tenby Road, St Clears, SA33 4JW**

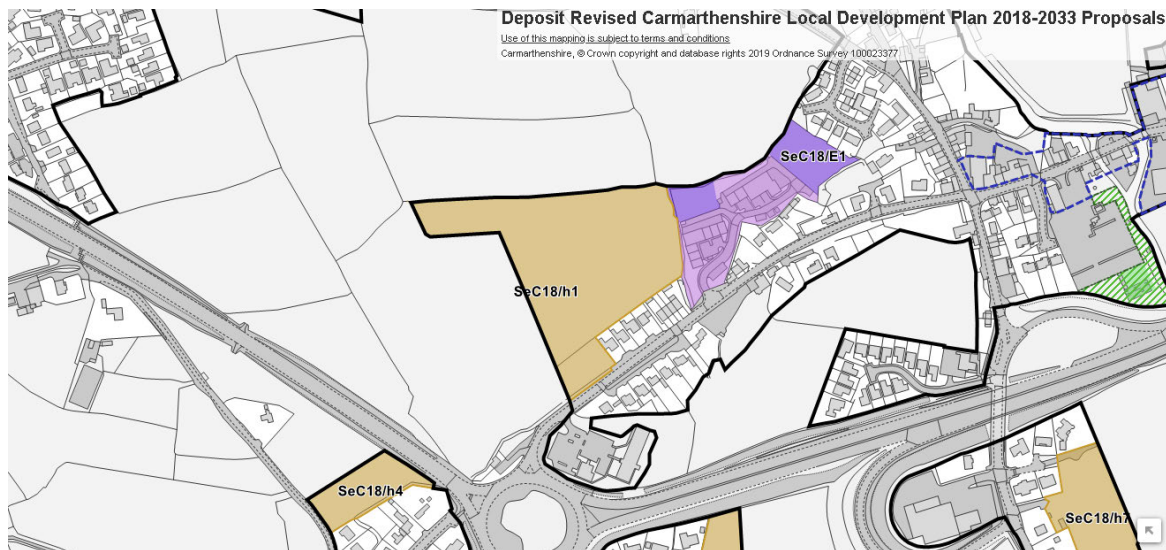
This cover letter and supporting documentation is a formal response submission in respect of the 2nd Deposit Revised Plan, which has a deadline of 14th April 2023. This response is made on behalf of land owners Mr John Dyer, Mrs Gwyneth Thomas & Mr John Adam Lewis. This formal response consists of the following documents:

- Cover Letter (this document)
- LDP 2nd Deposit Revised LDP Representation Form
- Drawing L01 - Location & Block Plans for Site Identification at Scale A3 @ 1:2500
- Copies of planning consents PL/00978 & APP/M6825/A/19/3240281 (W/37120)
- Approved Block Plans of PL/00978 & W/37120 for the Business Park & Petrol Station

This representation is deemed a 'commentary' rather than an 'objection'. It is a relatively simple comment and request in that it appears that the LPA has not included the delivery of the Business / Retail Park and Petrol Station at St Clears within this LDP 2 Revised Deposit Plan.

This Business / Retail Park is operating today with McDonald's and Gregg's businesses located on this site. Linked to this is an adjacent large Petrol Station, Sales Building and EV Charging Centre (that commenced in Spring 2023 and is expected to be completed within 12 months). The relevant planning consents are W/37120 (appeal allowed on 18th February 2020) and PL/00978 (granted on 14th October 2021).

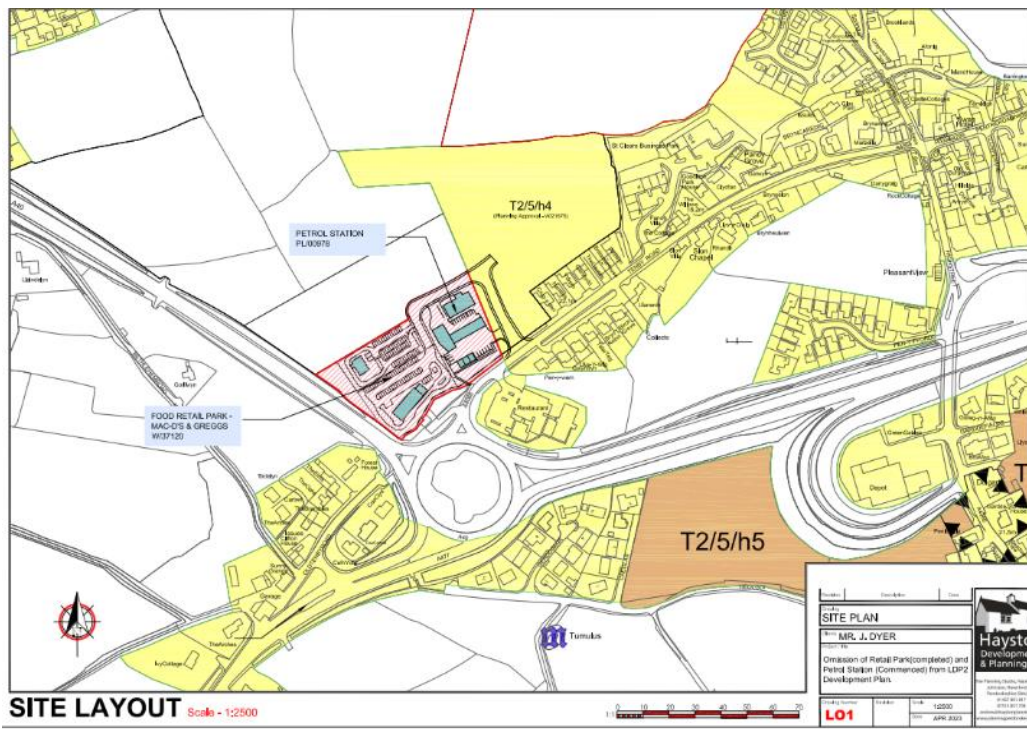
This development will link into the allocated housing site **SeC18/h1** for 60 houses which will use the existing access. This housing site did have a planning approval under W/21675 and will be progressed in the next few years as there is a lot of interest.



Extract of Draft Deposit Revised Local Development Plan (2018-2033), Showing Proposed Allocation of SeC18/h1 at T2/5/h4 (Britannia Terrace). However, adjacent Business / Retail Park is Missing

At a minimum the LDP ordnance survey should be updated on the adopted LDP to follow what has been delivered on site or alternatively the LPA should show it business use within the correct purple shading representing business development.

To help clarify matters we have produced a location and block plan (see attached Drawing L01) to illustrate what was built and in the process of being built and this is scanned below:



Finally, as this is not really an objection or creation of a new site no Test of Soundness Assessment has been undertaken as this is not relevant. All that is required is for the LPA to recognise and include within LDP2 this important, existing, business cluster at St Clears.

Yours sincerely,

**ANDREW VAUGHAN-HARRIES BSC (HONS) Dip TP MRTPI
DIRECTOR/PRINCIPAL PLANNER**



RTPI

mediation of space - making of place