

Our Ref.: 1015.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. W. O. Ponsonby-Lewes
Land opposite Brogeler, Llangeler

We are instructed by Mr W. O. Ponsonby-Lewes 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/093/001**, seeking the allocation of his land for residential development within the settlement limits of **Llangeler** as part of the Replacement Local Development Plan.

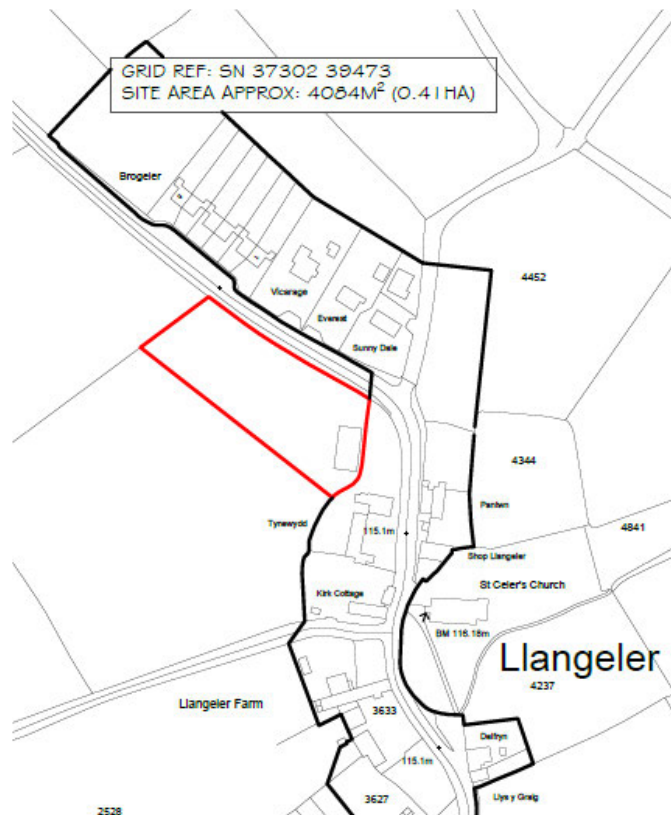
The Candidate Site comprises part of a rectangular-shaped grazing paddock set off the southern flank of the A484 road that runs through of the village of Llangeler. The proposals seek inclusion of the well-defined enclosure to provide a modest development of detached and semi-detached houses to complement established properties which lie directly opposite off the northern flank of the road at Brogeler. It therefore represented a logical opportunity for rounding-off within the settlement and providing a much-needed residential opportunity which can generate approximately 8 local homes.

The land's extents are illustrated by the red line below at Plan A.

Following due consideration, the Council included the land in question 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.

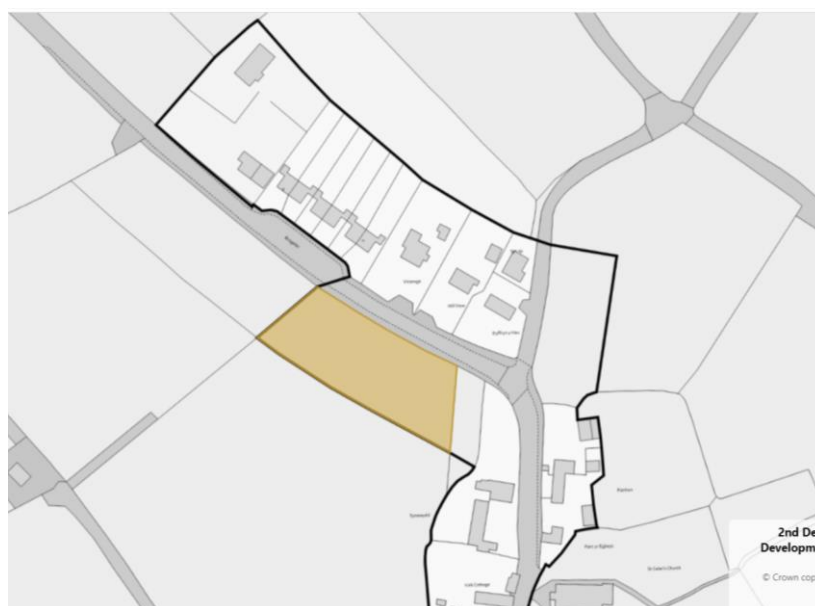
As part of the current consultation process into the Second Deposit Local Development Plan, the Council have again published a "Site Assessment Table" (January 2023), which provides

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 for residential use with reference SuV33/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 Llangeler, clearly now identifying our clients land as a Residential Allocation (shaded brown) within the defined settlement limits:



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

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