

Our Ref.: 1060.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 Moelfre Developments Limited
Land off Clifton Street, Laugharne

We are instructed by Moelfre Developments Limited 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/145/010**, seeking the allocation of their land for residential development within the settlement limits of **Rhydargaeau** as part of the Replacement Local Development Plan.

The Candidate Site comprises part of an undulated former grazing field which shares part of a long northern perimeter with residential properties which front the southern flank of Bro Helyg in Rhydargaeau. The actual enclosure itself lies adjoining a completed second phase of 11 detached and semi-detached houses, which themselves are a cul-de-sac further phase of the Clos-y-Dderwen residential scheme off Dan-y-Dderwen. An initial phase of 12 modern dwellinghouses has also been completed in recent years. The proposals seek inclusion of the eastern part of the well-defined enclosure to provide a third and final phase of development which will complete the development of the entire field.

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 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

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. The Council will have noted that our client's' completion of all 23 dwellinghouses at Phases 1 and 2 at the site demonstrates the high level of deliverability that should be afforded to this proposed residential allocation. Upon adoption of the new LDP, our client will be seeking full planning permission, with a view to commencing work in the first year of the new 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