

Carmarthenshire County Council,  
Planning Services,  
Civic Offices,  
Cresnet Road,  
Llandeilo.  
SA19 6HW

Tel / Ffôn: [REDACTED]

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Dear Sir or Madam,

12<sup>th</sup> of April 2023

**REF: REPRESENTATION TO THE DEPOSIT REVEISED DEVELOPMENT PLAN OF  
CARMARTHENSHIRE COUNTY COUNCIL OF A PROPOSED SITE AT LAND TO THE REAR OF TY  
IORWETH, DREFACH FELINDRE, LLANDYSUL, SIR GAR, SA44 5YD.**

This submission is made in response to the latest consultation of the deposit revised development plan of Carmarthenshire County Council. This representation is made seeking the inclusion of this site within the LDP. Details of the site are as follows;

- Address – Land to the rear of Ty Iorweth, Drefach Felindre, Llandysul, Sir Gar, SA44 5Yd.
- Site area - 0.922ha.
- The proposal is for up to 9 residential dwellings.

The sites site plan is attached. Red line indicated the proposed site for the dwellings and associated access road. Blue line is land within ownership.

Also find attached the integrated sustainability appraisal.

The application site is currently low grade agricultural land. The site is well located within the settlement adjacent to the built form and not in a prominent location. The site is in walking distance to a range of local facilities and public transport.

The site is put forward due to the lack of sites currently put forward within the settlement. It is noted that only one residential allocation (other than for windfall sites within the development boundary) has been allocated within the settlement, and it is highlighted that development has already commenced in this site. Therefore there are no new allocated sites proposed. It is strongly felt that this will leave an under provision in terms of the 5 year land supply in the area during the plan period, which will have a negative impact on the

local economy, services such as schools and socially due to a lack of opportunity for people to purchase and develop their own homes.

The site has a range of positive attributes to include

- Good road and pedestrian access,
- Sustainably located,
- Reasonably level and therefore economical to develop,
- Deliverable in the plan period,
- Close proximity to local school and facilities,
- Services such as mains water and sewerage on/or adjacent to the site,
- Broad national and local planning policy compliance.

We believe that the site warrants allocation in the LDP and we respectfully request its inclusion.

If you require any additional information relating to this application, please do not hesitate to get in touch.

Yours sincerely

[Redacted signature]

Rhydian Williams BSc(Hons) MSc

**Cynllunio RW Planning**

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Ffon/Mob: [Redacted]