

Our Ref.: 1533.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 Mrs. D. McAndrew
Land off Heol Ddu, Drefach

We are instructed by Mrs D. McAndrew 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/049/006**, seeking the allocation of their land for residential development within the settlement limits of **Drefach** as part of the Replacement Local Development Plan.

The Candidate Site comprises of an undeveloped roadside enclosure set off the northern flank of Heol Ddu. Off its rear, and northern perimeter lies a public playing field and children's playground, with residential properties off both side perimeters. It also lies directly opposite frontage houses off the eastern flank of the road. This stretch of Heol Ddu benefits from a straight alignment, and also being positioned at the centre of the village core, and thus within easy access on foot to the settlement's primary school, community centre, small convenience shops and post office, and public bus stops.

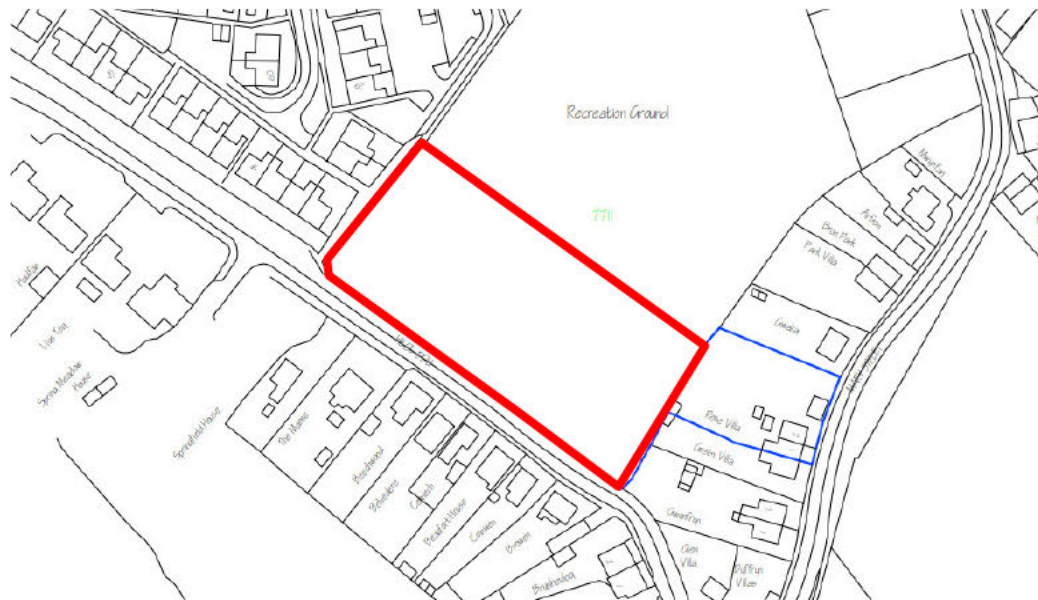
The land therefore clearly represented a logical extension opportunity to the existing settlement and its extents are illustrated by the red line below at Plan A.

The roadside frontage and rear playing field lies outside settlement limits as defined in the current adopted Local Development Plan (2008-21), despite the site being set at the heart of the village, surrounded by built development. The site also benefitted from planning permission to site four detached dwellinghouses under Application W/27335 granted in 2013.

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 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: *“The site is densely vegetated and there is sufficient and more suitable land available elsewhere in Drefach to meet its housing needs. However, given its position within the existing built-up area the site is included within the development limits.”*



Plan A- Location Plan of Candidate Site

Plan B represents an extract of the Second Deposit LDP Proposals Map for Drefach, clearly now identifying our client’s field frontage as land within the defined settlement limits:



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

Our client 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 include 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