

Rhys T Evans

From: DPI Local Development Plan Examination
Sent: 29 June 2026 09:30
To: EED Forward Planning
Subject: FW: Clos Benallt Fawr LDP Allocation
Attachments: (No subject) (1).zip; (No subject) (2).zip; (No subject) (3).zip

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Cofion Cynnes / Kind Regards,

Corinne Sloley

Swyddog Rhaglen | Programme Officer

From: Michael Davies [REDACTED]
Sent: 25 June 2026 13:40
To: DPI Local Development Plan Examination <ldpexamination@carmarthenshire.gov.uk>; gcsslolley@carmarthenshire.gov.uk
Subject: Clos Benallt Fawr LDP Allocation

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

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Dear

I am writing as a resident of Clos Benallt Fawr, to formally object to the proposed allocation of SeC6/(iii) – Land, (SR/069/003) within the Revised Carmarthenshire Local Development Plan 2018–2033.

The site lies immediately to the rear and side of existing dwellings at Clos Benallt Fawr and forms part of an open greenfield area extending towards the River Loughor. It acts as an important transition zone between the existing residential estate and the wider river corridor landscape.

Surface water drainage and flood routing – a key concern

An extreme flood easement runs directly across my property, shown on my plans. During high intensity rainfall, this easement acts as a designated overland exceedance flow path. In extreme storms, significant volumes of water will flow down through the estate in a concentrated manner, forming a visible “stream” of runoff. When the estate drainage system exceeds capacity, the mapped flow route:

- runs across my property boundary via natural overland flow
- continues into the field proposed for allocation
- ultimately disperses across the field before reaching lower ground

This confirms that the field currently acts as a critical receiving and attenuation area for exceedance flows originating within Clos Benallt Fawr. Development of this land would, therefore risk:

- disruption of an existing overland flow path
- increased surface water runoff, due to urbanisation of permeable land
- increased flood risk to existing properties within Clos Benallt Fawr
- loss of natural drainage attenuation currently provided by the field
- potential exceedance of downstream drainage capacity during storm events

Impact

The adjacent development has already delivered 35 dwellings in this location. Further expansion into this field would result in disproportionate cumulative development pressure on a constrained edge-of-settlement area with existing drainage sensitivity.

Development would generate a significant increase in traffic onto an already constrained local road network. The area operates on narrow residential streets with no capacity for additional peak-hour flows. Additional dwellings would exacerbate queuing and delay. As a result, any allocation of this site would create unacceptable traffic impact and conflict with the LDP transport policies requiring safe, suitable and sustainable access.

In addition to localised impacts, it is important to note that Swansea Council is already considering proposals for approximately 650 new homes on the opposite side of the River Loughor. This scale of growth will significantly increase cross-boundary traffic movements, placing substantial additional pressure on the A48 corridor, the Pontarddulais road network and the wider transport infrastructure serving Fforest. The associated rise in population will also intensify demand on already overstretched schools, GP surgeries and community services. Introducing a further 35 dwellings behind Clos Benallt

Fawr would compound these pressures, contributing to disproportionate cumulative development impacts that the area is not equipped to absorb.

The Council has previously indicated that sufficient housing land exists within Fforest to meet identified needs. On this basis, further allocation of this site is not justified, particularly where there are unresolved surface water and environmental constraints.

For the reasons outlined above, I request that site SeC6/(iii) / SR/069/003, and 001, be removed from the Local Development Plan allocation process.

Yours faithfully,

Michael Davies