

From: [REDACTED]
Sent: 03 July 2023 17:38
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2nd Deposit Revised Carmarthenshire LDP 2018-2033 acknowledgement letter / 2il Gynllun Datblygu Lleol Adneuo Diwygiedig Sir Gaerfyrddin 2018-2033
Attachments: Letter from CCC Acknowledging Reps to 2nd Deposit Revised LDP (28-06-23).pdf; RE: Ail Gynllun Datblygu Lleol Adneuo Diwygiedig Sir Gaerfyrddin 2018-2033 / 2nd Deposit Revised Carmarthenshire Local Development Plan 2018 - 2033; ISA for Site PrC3-h4 - Land at Tirychen Farm, Dyffryn Road, Ammanford (Jul 2023).pdf
Importance: High

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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'.

Dear Sirs,

Thank you for your letter dated 28 June 2023 (attached), acknowledging receipt of my client's representations to the 2nd Deposit Revised Carmarthenshire LDP 2018-2033, including site-specific representations made in respect of proposed housing allocation ref. PrC3/h4 on land at Tirychen Farm, on Dyffryn Road in Ammanford.

I have attached a copy of my email dated 20 March 2023, sent with attachments comprising my client's representations to the 2nd Deposit Revised LDP; and would draw your attention to the third page of my letter dated 20 March 2023, which sets out the basis for my client's site-specific representations made in respect of proposed housing allocation ref. PrC3/h4:

"... You will be aware that land owned by my client at Tirychen Farm, Dyffryn Road, Ammanford is currently allocated for 250 dwellings in the Carmarthenshire Local Development Plan (LDP) 2006-2021, under ref. GA3/h17 in Policy H1. Moreover, the site benefits from an extant outline consent ref. E/38686 granted on 8 October 2019 (as a renewal of outline consent ref. E/21663 granted on 10 October 2014) for 289 dwellings, with access and layout granted in detail at the outline stage, as per the enclosed copy of consented Planning Layout ref. 09-012/05 REV F.

The site's existing allocation ref. GA3/h17 for 250 dwellings in Policy H1 of the Carmarthenshire Local Development Plan 2006-2021; and the terms of the site's extant outline consent ref. E/38686 for 289 dwellings clearly and unequivocally demonstrate that the site is suitable and sustainable, and available and achievable. At the very least, therefore, allocation ref. PrC3/h4 in the 2nd Deposit Revised LDP should be increased from 150 dwellings to 289 dwellings, to reflect the fact that the site is a consented 'commitment' for 289 dwellings in Ammanford - a highly sustainable Tier 1 Principal Centre at the top of the County's Settlement Hierarchy.

However, the site's allocation ref. PrC3/h4 in the 2nd Deposit Revised LDP can easily be enlarged to match the boundaries of Candidate Site ref. CA0326 (Site Ref. SR/004/012) included within your Authority's Candidate Sites Register of December 2018, making best use of available land that is mostly already allocated and indeed, already consented for housing. Planning Layout ref. 09-012/05 REV E enclosed, showing a detailed layout for a total of 336 dwellings, was first submitted with outline application ref. E/21663 on 20 August 2009; and demonstrates that enlarging the site's allocation ref. PrC3/h4 to match the boundaries of Candidate Site ref. CA0326 (Site Ref. SR/004/012) could be achieved without any harmful impacts upon the locality – the enlarged allocation would be contained in the landscape and by retained woodland in my client's ownership; and would be integrated with the 289 dwellings already consented under the terms of outline consent ref. E/38686. In this regard, please refer to the enclosed Landscape Masterplan ref. SP17000 10A, which was also first submitted with outline application ref. E/21663 on 20 August 2009.

Furthermore, enlarging allocation ref. PrC3/h4 to yield circa 80 additional dwellings over and above the 'committed' 289 dwellings that are already consented on the site would avoid the need to make an equivalent housing allocation

elsewhere in the County. As such, my client requests that housing allocation ref. PrC3/h4 in Policy HOM1 of the 2nd Deposit Revised LDP is confirmed for circa 330 dwellings, using the boundaries of Candidate Site ref. CA0326 (Site Ref. SR/004/012) contained within your Authority's Candidate Sites Register of December 2018..."

As proposed housing allocation ref. PrC3/h4 is essentially a 'carry over' of housing allocation GA3/h7 in the existing LDP, it has already been deemed as suitable and sustainable by your Authority and an Inspector. The principle of proposed housing allocation ref. PrC3/h4 is strongly **supported** by my client on this basis but the terms of the allocation must be improved, at least to reflect those of housing allocation GA3/h7 in the existing LDP but preferably to reflect the terms put forward by my client for Candidate Site ref. CA0326 (Site Ref. SR/004/012) contained in your Authority's Candidate Sites Register of December 2018. This necessitates a 'technical objection' to the 2nd Deposit Revised LDP.

I hope this email and the attached clarify the basis for my client's representations to the 2nd Deposit Revised LDP and in particular those made in respect of proposed housing allocation ref. PrC3/H4 on land at Tirychen Farm, on Dyffryn Road in Ammanford. As requested, I have attached an Integrated Sustainability Appraisal to support the case for improving the terms of proposed housing allocation ref. PrC3/h4 to reflect those put forward by my client for Candidate Site ref. CA0326 (Site Ref. SR/004/012) contained in your Authority's Candidate Sites Register of December 2018 - I hope this assists and you are of course more than welcome to contact me if you need to discuss any matter in more detail. In the meantime, I would be grateful if you would confirm safe receipt of this email and the attached.

Yours faithfully,

[Redacted Signature]

Director




7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

T: [Redacted]
M: [Redacted]
E: [Redacted]
W: www.matplan.co.uk

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From: EED Forward Planning [Redacted]
Sent: Wednesday, June 28, 2023 2:21 PM
To: [Redacted]
Subject: 2nd Deposit Revised Carmarthenshire LDP 2018-2033 acknowledgement letter / 2il Gynllun Datblygu Lleol Adneuo Diwygiedig Sir Gaerfyrddin 2018-2033

Dear Sir/ Madam,

Annwyl Syr / Madam,

Please find attached a copy of your 2nd Deposit Revised Carmarthenshire LDP 2018-2033 acknowledgement letter.

Gweler copi o'ch llythyr cydnabod 2il Gynllun Datblygu Lleol Adneuo Diwygiedig Sir Gaerfyrddin 2018-2033.

Cofion / Regards,

Adain Blaen-Gynllunio | Forward Planning Section 

Lle a Seilwaith | Place and Infrastructure

01267 228818 | 2818

sirgar.llyw.cymru | carmarthenshire.gov.wales

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
You are welcome to contact us in Welsh or English

