

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 7 – Prosperous People and Places – Site Allocations (Cluster 1 – Carmarthen)

Tuesday, 5 November 2024 between 10:00 and 17:00

Action Point	Council Response / Proposed MAC	Inspector's Comments
AP7/1 – Council to clarify the nature of the highway improvements required in respect of site allocation PrC1/h4 and if third party land is required for the works.	<p>Two planning applications have been refused on another site that uses the same access road in recent years (ref: PL/03530 & PL/06114). This site has been removed from the Revised LDP. Both applications were refused on highway safety grounds. Concerns were raised with the restricted nature of Penlan Rd in terms of carriageway width, passing places and pedestrian facilities. Whilst the developer produced a highway improvement scheme, significant concerns were raised as to its deliverability and whether the scheme was achievable within land under the control of the applicant.</p> <p>Carmarthenshire's Highway Officers have since had discussions with the developers following the refusal earlier this year to see if the issues could be overcome. Following discussions with wider highway colleagues it was agreed that highway officers could look to support an amended scheme which removed the proposed footway provision along Penlan Road to maximise carriageway widening and passing places that would be within the applicants or highway limits, and then prioritise pedestrian linkages</p>	Agree.

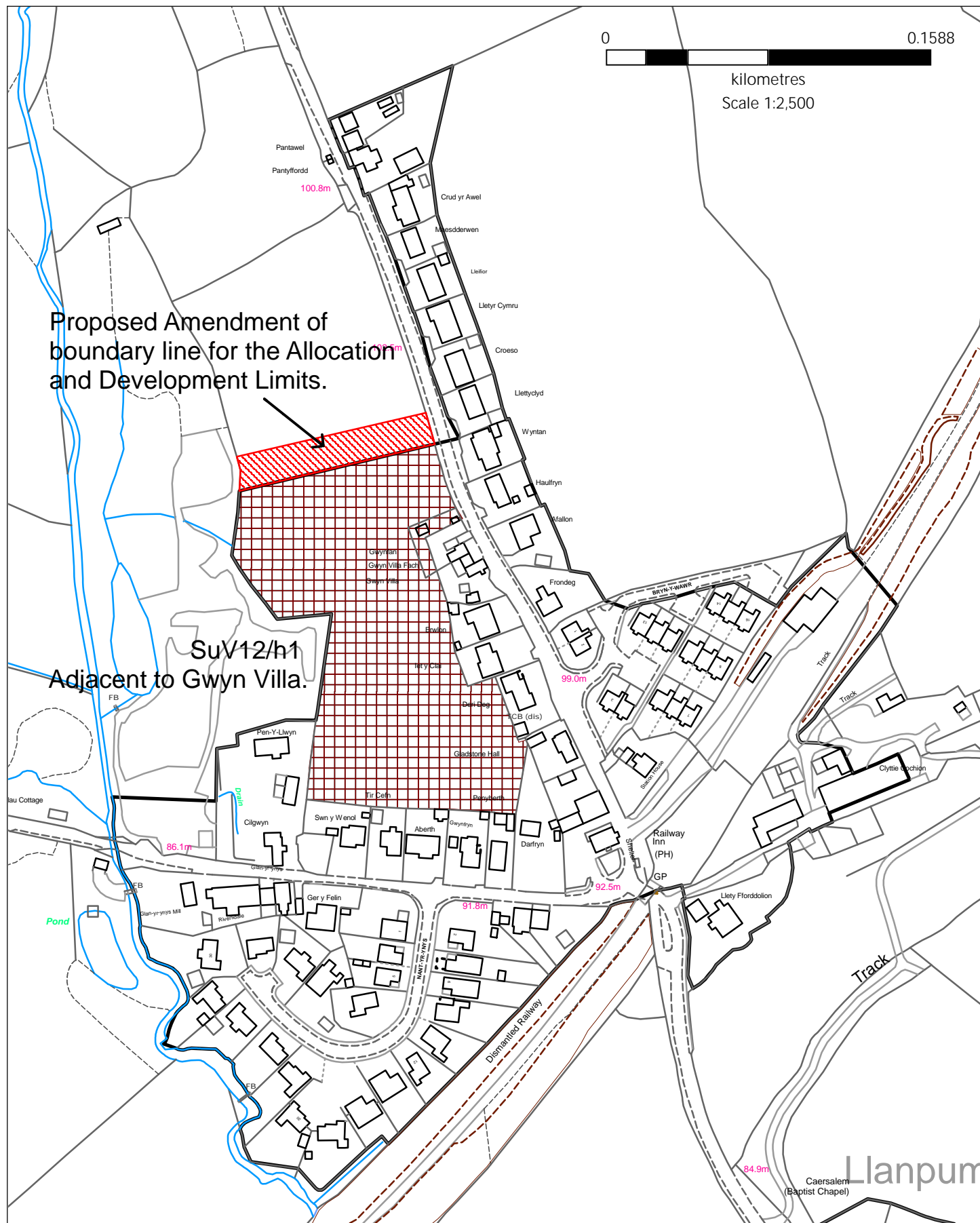
	from the west (Cae Bryn Drain / Bryn Gorwel), to encourage pedestrians to travel east/west as opposed to along Penlan Rd.	
AP7/2 – Council to confirm that land owned by Carmarthenshire County Council on site allocation PrC1/MU1 has been marketed.	The land owned by the Council has been out to tender, with a deadline set for responses by 11/11/24. The tender seeks to appoint a developer to work in partnership with the Authority, for the delivery of a residential scheme.	Agreed.
AP7/3 – Council to provide the Health & Safety Executive consultation response in respect of site allocation PrC1/MU2.	The Health & Safety Executive have been consulted on every RLDP consultation stage to date, however no comments have been received from them.	Agreed.
AP7/4 – Council to provide a map showing a revised boundary for site allocation SuV12/h1.	Map attached in Appendix 1, additional area to be included as part of allocation SuV12/h1 and amendment to the development limit shown in red.	Agreed.
AP7/5 – Council to confirm whether site allocation SuV17/h1 was allocated in the UDP as well as the adopted LDP.	The site was first allocated in the adopted LDP, it was not an allocation in the UDP (map attached in Appendix 2).	Agreed.

Appendix 1

SuV12/h1 – Adjacent to Gwyn Villa.
Proposed Amendment of boundary
line for the allocation and
development limits.

Cyngor Sir Caerfyrddin
Is-Adran Lle a Chynaliadwyedd,
Adran Lle a Seilwaith
3 Heol Spilman, Caerfyrddin. SA31 1LE

Carmarthenshire County Council
Place and Sustainability Division,
Place and Infrastructure Department,
3 Spilman Street, Carmarthen. SA31 1LE



Appendix 2

Cynllun Datblygu Unedol Sir Gaerfyrddin
Mabwysiadwyd Gorffennaf 2006 /
Carmarthenshire Unitary Development Plan
Adopted July 2006

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CL42

Nantgaredig, Felingwm Isaf, Felingwm Uchaf, Llanegwad

