

SECOND REVISED LOCAL DEVELOPMENT PLAN 2018 – 2033: CYNGOR SIR GÂR

Response to Public Consultation April 2023

1: I wish to reiterate the points raised in the response submitted by Plaid Cymru Councillors and fully support the content of the document.

2: I wish to add the following points for consideration:

- a) Amended Planning Use Classes (2022) requires that planning permission is needed to change a residential dwelling to a holiday/second home. It is currently estimated that around 8% of Carmarthenshire homes are holiday homes/second homes, however, there is no evidence to substantiate this.
- b) Many rural settlements in Carmarthenshire are far heavier impacted by non-residential uses than can be evidenced at present. In Llansteffan village, for example, around 25% of family homes (excluding purpose-built holiday accommodation) are not used as Residential Dwellings. This information is only known locally, and is not held on any register.
- c) In order for planning applications under the new Amended Planning Use Classes to be correctly assessed, this local information must be gathered, collated and evidenced.
- d) If this information is not evidenced, further permissions for holiday/second homes may be granted in already saturated localities, or permissions may be refused in hereto non-impacted areas.
- e) **In order to execute policies within the LDP, Carmarthenshire must undertake to establish a Register of Uses of Homes in the county. Sensitive or heavily impacted areas must be identified as a priority, and all local resources used to compile the Register.**

It will take many years for the Amended Planning Use Classes (2022) legislation to impact on rural house prices and availability. The LDP should consider applying a short-term policy while a Register is being compiled so that some equity can be brought to residential housing availability in rural areas.

Diolch yn fawr iawn,

Cyng. Carys Jones, Ward Sanclêr a Llansteffan.