

Our Ref.: 1008.a

Date: 30<sup>th</sup> March 2023

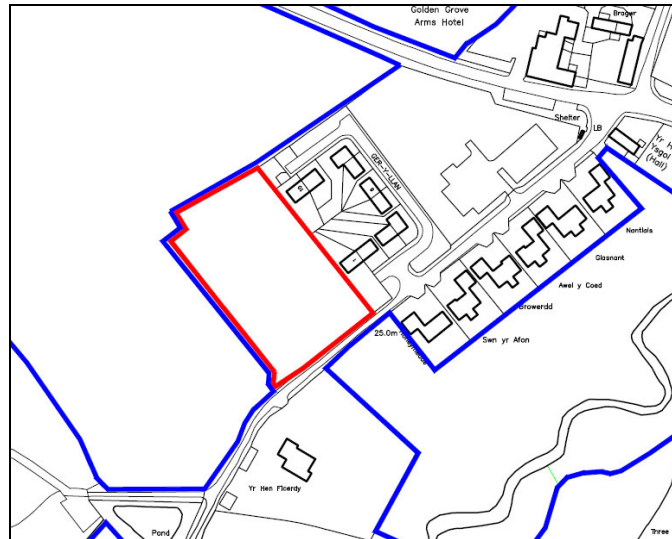
Forward Planning Manager,  
Place and Sustainability,  
Department of Sustainability and Infrastructure,  
Carmarthenshire County Council  
3 Spilman Street,  
Carmarthen  
SA31 1LE

Dear Sir/Madam,

**Carmarthenshire Local Development Plan 2018-2033 – Deposit Draft**  
**Representation on Behalf of Miss L and Mr A Edwards**  
**Land adjacent to Ger-Y-Llan, Llanarthne**

Further to the publication of the above document, we have been asked by our Clients to review its contents, policies and proposals and advise them of any aspects we believe would unreasonably affect their aspirations and interests. In doing so, we consider that the proposed provisions of **Policy HOM1** are of particular interest to our Clients. As a result, we offer the following for the Authority's consideration, and Inspector's in due course.

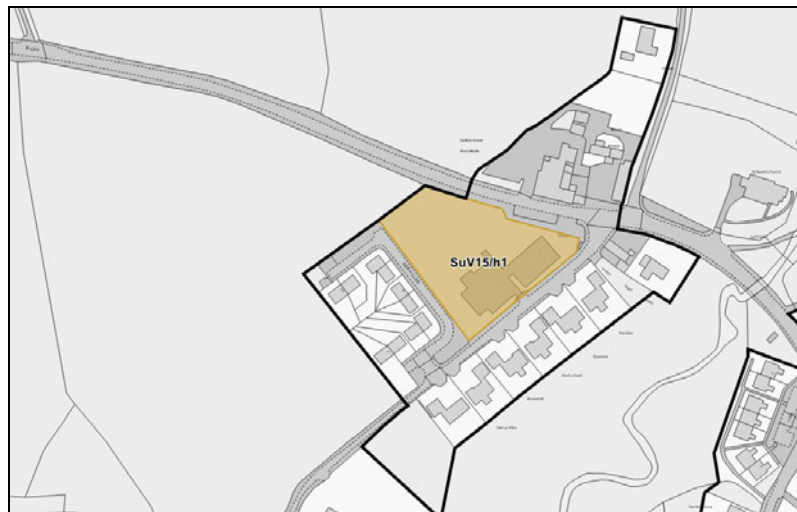
Our clients made a formal Candidate Site Submission in August 2018, which was referenced **SR/076/003**, seeking the allocation of their land for future residential development within the defined settlement limits of Llanarthne as part of the Replacement Local Development Plan. The Candidate Site is edged red below in Plan A.



**Plan A**

The Candidate Site comprised part of a single enclosure that adjoined the existing residential development of Ger y Llan, located to its east, with its southern and eastern boundaries then being defined by established field boundaries. Access to the site is then obtained from the public highway that runs along the southern boundary of the site.

Following its due consideration, the Council then excluded the Site from the proposed development limits for Llanarthne in its 1<sup>st</sup> Deposit LDP, published in January 2020 (Plan B).

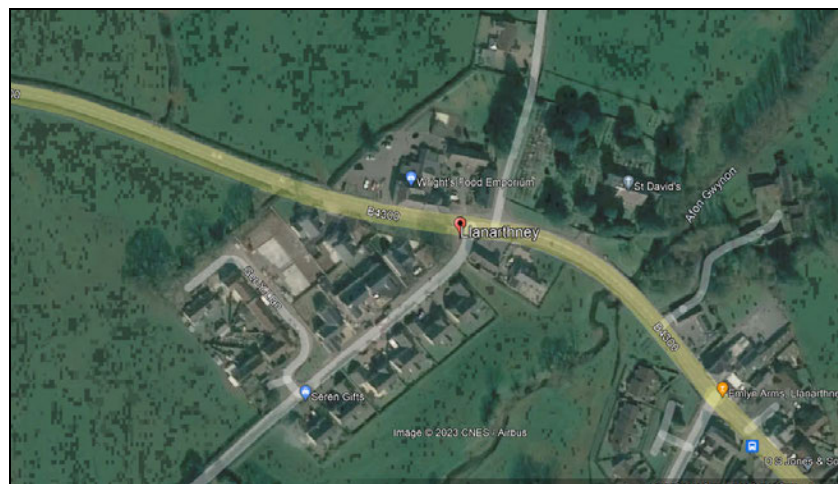


**Plan B**

In explaining its decision to exclude the site and not allocate it for residential purposes, the Council advised in its 'Site Assessment Table' (January 2020) as follows:

*“There is sufficient residential land opportunity within the settlement. Development would lead to an unnecessary extension of the settlement.”*

At the time of publication of the 1<sup>st</sup> Deposit LDP therefore, the principle reason presented by the Council for the exclusion of the site from the development limits and its non-allocation for residential development, was on the basis that the Council considered there to be sufficient alternative sites within the settlement to accommodate the housing need. This is somewhat puzzling, as construction on all plots of the only allocation present in the settlement had by the time of the assessment been commenced or completed, as illustrated by the aerial photograph below of the time.



**Photograph 1**

As a result, at the time of the publication of the 1<sup>st</sup> Deposit LDP, there was no opportunity for further development in the settlement.

As part of the current consultation process into the 2<sup>nd</sup> Deposit LDP, the Council have again published a “Site Assessment Table” (2023), which provides details of the Council’s analysis of each received Candidate Site submission. We note that our Client’s land was considered as part of this process and as a result the Council concluded as follows:

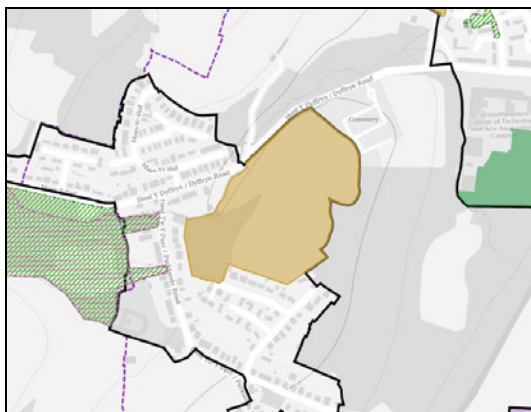
*“There is sufficient residential land opportunity within the settlement. Development would lead to an unnecessary extension of the settlement.”*

As can be seen, the rationale of the Council for the exclusion of the Site as an allocation in the LDP has remained the same. This is somewhat puzzling and illogical. In terms of ‘alternative sites, in the 2<sup>nd</sup> Deposit LDP, Llanarthne no longer has any housing allocations

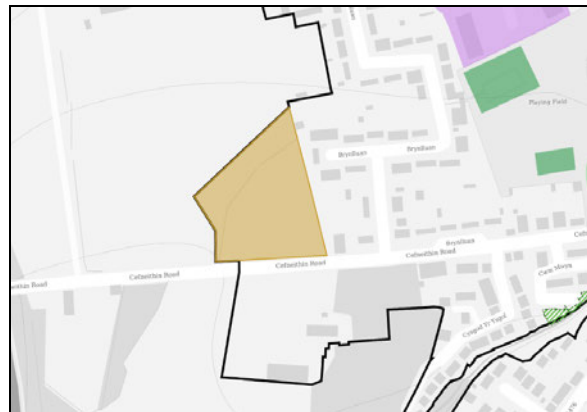
that will facilitate further development. This seems an extremely erroneous decision, particularly in terms of (a) the sustainable attributes of the settlement, (b) the clear support from local developers (see accompanying letter) for further development in the area to respond to the high demand for housing and (c) the number of undeliverable allocations being put forward by the 2<sup>nd</sup> Deposit LDP and so further sites are required (see below).

The second reason given for the exclusion of the site is completely illogical and inconsistent with other decisions taken by the Council in the preparation of its 2<sup>nd</sup> Deposit LDP. By their very nature, any new greenfield allocation will extend beyond the existing built form of a settlement, as well as going beyond the existing development limits and so into the 'open countryside'. On this basis alone, the reason given for the exclusion of the Alternative Site is incredulous.

In addition to the above, the inconsistency of the decision is in itself an indication that the Plan is unsound, as the process of assessment of sites undertaken by the Council has clearly been a flawed one. The examples below (although there are numerous throughout the Plan) provide an indication of where the Council has allocated housing sites beyond the existing built form, making it impossible to understand why they should then apply a completely counter logic with regards to the exclusion of our Client's land.



**Plan C**  
**(Allocation PrC3/h4)**



**Plan D**  
**(Allocation PrC3/h18)**

The allocation of the Alternative Site would be in line with established planning principles (i.e. not lead to the coalescence of settlements) and be consistent with it and the assessment approach of the Council in relation to proposed allocations.

On the basis of the above, we consider the sites exclusion to be an illogical and erroneous decision by the Council and consider therefore that the LDP as it stands is “unsound” and fails to meet the required Tests of Soundness.

In addition, we consider that alternative allocations within the wider Cluster that Llanarthne forms part of (discussed below) are neither appropriate nor deliverable. We consider therefore that the land edged red in Plan A, should be allocated for residential development under the provision of Policy HOM1 of the Carmarthenshire Local Development Plan. This formal representation letter therefore supplements the following documents, which comprise a complete submission to the 2<sup>nd</sup> Deposit LDP Consultation stage:

- Completed Deposit LDP Representation Form
- Completed Integrated Sustainability Appraisal form
- Copy of Candidate Site Submission Report (August 2018)
- Letter of Support from Morgan Construction Wales

### **Response to Council’s Reasons for Non-Allocation of Site**

#### *Sufficient Residential Land Allocated Within Settlement*

As detailed above, we are deeply concerned with the Council’s decision to not allocate the land in question and understand that this may be because the Council holds the view that alternative allocations within the wider Cluster it forms part of will deliver sufficient housing for the area during the Plan period. This is in our view wholly incorrect.

Under the current provision of the Deposit LDP, the Cluster has a range of proposed residential allocations. Having undertaken a comprehensive review of the proposed allocations put forward by the 2<sup>nd</sup> Deposit LDP for the Cluster in question, it has been identified that a number have significant questions over their ability to be delivered within the Plan period, including the following:

Ref. No.	Site Name	Units
PrC1/h4	Land off Parc y Delyn	17
PrC1/MU1	West Carmarthen	700
PrC1/MU2	Pibwrlwyd	247
SeC1/h4	Cae Canfas, Heol Llanelli, Pontyates	8
SuV4/h1	Adjacent Fron Heulog, Cynwyl Elfed	6
SuV12/h1	Adj. Gwyn Villa, Llanpumpsaint	20

**Table 1**

As a result of the above – all of which have been allocated in previous development plans - separate objections to their inclusion with the LDP have been made. This is due to the fact that to continue to allocate such sites for residential development results in the Plan being unsound. Alternative sites, such as that put forward by our Clients, must therefore be considered and brought forward in order to address this deficiency and ensure that the Plan is sound in all respects.

In conclusion, this Representation to the 2<sup>nd</sup> Deposit Draft of the Revised LDP has sought to examine the Council's reasons for non-allocation of a Candidate Site. It has successfully addressed the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable.

We therefore respectfully request that this Representation be given careful examination, and consequently the land in question be allocated for residential development as part of the Carmarthenshire Local Development Plan to ensure that the document passes all the relevant tests of soundness.

Yours sincerely,



**Jason D Evans**  
**Director**