



REPRESENTATION STATEMENT

2nd DEPOSIT CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN **2018-2033**

**LAND AT PARCYGROES
CAPEL DEWI ROAD, LLANGYNWR
CARMARTHEN, CARMARTHENSHIRE, SA31 2HY**

**On behalf of
Mrs. J. James**

Our Ref: 2130.b/CLJ/23
Date: March 2023
Prepared by: CLJ

Email: [REDACTED]

Tel: [REDACTED]

Web: www.jcrplanning.com

1.0	INTRODUCTION	4
2.0	SITE CONTEXT	5
2.1	THE OBJECTION SITE	5
2.2	SETTLEMENT SUSTAINABILITY & SITE SETTING WITHIN CURRENT LDP	9
3.0	NATIONAL PLANNING POLICY CONSIDERATIONS	12
4.0	THE PROPOSAL	14
4.1	DEVELOPMENT OVERVIEW	14
4.2	INFRASTRUCTURE CONSIDERATIONS	16
5.0	ENVIRONMENTAL CONSIDERATIONS	18
5.1	ECOLOGICAL ATTRIBUTES	18
5.2	HISTORIC ASSETS	18
5.3	ENVIRONMENTAL CONSTRAINTS	20
	POTENTIAL FOR RISK FROM FLOODING	20
	POTENTIAL FOR GROUND CONTAMINATION AND COAL MINING ACTIVITY	21
6.0	VIABILITY	22
6.1	VIABILITY APPRAISAL	22
6.2	DELIVERABILITY	23
6.3	APPRAISAL	23
7.0	CONCLUSION	27

