

Our Ref: 1006.a

Date: 28th 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 – 2nd Deposit
Representation on behalf of Mr M Ingram
Pentregwenlais

Further to the publication of the above document, we have been asked by our Client 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 HOM3** are of particular interest to our Client and indeed the Community they form part of. As a result, we offer the following for the Authority's consideration, and Inspector's in due course.

Policy HOM3 – Homes in Rural Villages

It is clear that Policy HOM3 seeks to rectify the deficiency of previous Development Plans and their policies when it comes to addressing the housing needs and requirements of all members of a rural community, in addition to those in direct social housing need. In order to sustain, preserve or recover a community's level of sustainability, it is vital that provision for new housing is made available for all its members, irrespective of their social or economic backgrounds. This then ensures a positive balance within such communities that will secure their sustainability for the future, as under-provision of new housing in such settlements has been a key factor in the decline and removal of many key community facilities (e.g. schools) within them during previous Plan periods. It is considered that Policy HOM3, by in large

therefore, now makes a significant move towards ensuring that local planning policy in Carmarthenshire goes some way to assist in securing this objective.

Notwithstanding the above, such rural communities and the settlements they relate to or revolve around are somewhat smaller than established satellite villages and their associated larger towns. Growth is therefore needed, but in a controlled manner to preserve environmental aspects of a geographic area. Again, we and our Client welcome Policy HOM3 criteria related aspects that allow, but at the same time control, growth of the related Rural Villages. We also welcome that such growth should be limited to take place in the following circumstances:

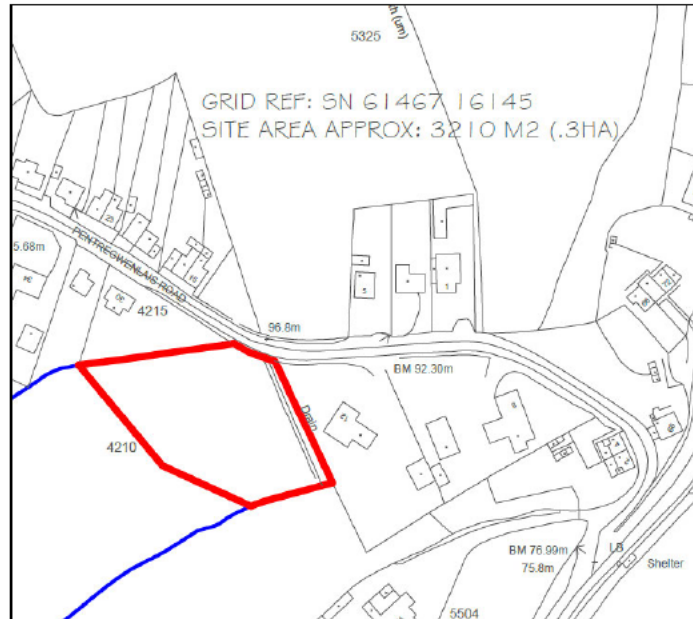
- Minor infill or a small gap between the existing built form; or
- Logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or
- Conversion or the sub-division of large dwellings.

Support is therefore offered to the principle's for supporting growth set out in Policy HOM3, although concerns are raised with regards to the proposed level and calculation of the 'cap' set out within its provisions, and this is the subject of a separate representation.

Rural Village – Pentregwenlais

The inclusion of Pentregwenlais as a Rural Village of Cluster 3 is both welcomed and supported. Pentregwenlais is located at a sustainable location with good access to nearby larger settlements that contain a wide range of local services and community facilities. Access to these is possible by non-motorised means and the village is also positioned on a regular bus service route, giving it good access to further settlements of the County and their associated facilities and services. Its sustainable location therefore merits its designation as a Rural Village to enable it to facilitate further housing development to serve the immediate rural community.

In addition to the above, we would highlight that our Client's land (edged red in Plan A and circled in Photograph 1) represents one such opportunity for new housing development and being well related to the existing form of the village, it would represent a logical extension opportunity (as supported by Policy HOM3) in the settlement.



Plan A



Photograph 1

On behalf of our Client, we therefore fully support the designation of Pentregwenlais as a Rural Village under the provisions of Policy HOM3 capable of accommodating further open market housing development following the adoption of the Carmarthenshire Local Development Plan.

Kind regards



Jason D Evans
Director