

## **REPRESENTATION STATEMENT**

2<sup>nd</sup> DEPOSIT CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018-2033

## LAND AT

## PEMBREY FARMLANDS, HEOL GWSCWM, PEMBREY, CARMARTHENSHIRE, SA16 0YU

On behalf of

Mr. I. Howell & Mrs. S. James

Our Ref: 2018.d/CLJ/23 Date: March 2023 Prepared by: CLJ

Email:

Tel:

Web: www.jcrplanning.com

1.0			4
2.0			5 5 9
3.0	ΝΑΤ	IONAL 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



