



24 June 2026.

Carmarthenshire County Council,
County Hall,
Carmarthen.
SA31 1JP.

Subject: Objection to Proposed Allocation of Sites SR/069/001 and SR/069/003 within the Local Development Plan

To Whom It May Concern,

I wish to formally object to the proposed allocation of sites **SR/069/001** and **SR/069/003** within the Local Development Plan (LDP).

My objection is based on planning, environmental, infrastructure, and public safety concerns, as detailed below.

1. Flood Risk and Drainage Constraints

The proposed sites comprise wet grazing land with known drainage constraints and a history of water management issues. Previous development in the immediate vicinity has encountered difficulties associated with underground springs, attenuation infrastructure, and surface water management.

Local residents have witnessed flooding and significant water accumulation following periods of heavy rainfall. Given these known issues, it is essential that any assessment complies fully with Technical Advice Note (TAN) 15 and demonstrates that development would not:

- Increase flood risk on or off site;
- Adversely affect neighbouring properties;
- Place additional pressure on existing drainage infrastructure;
- Cause wider catchment impacts through increased surface water runoff.

The presence of underground springs and seasonal waterlogging raises serious concerns regarding the suitability of the site for residential development.

2. Biodiversity and Ecological Impact

The proposed allocation includes permanent pasture, wet grassland habitats, and established field boundaries which contribute to local biodiversity and ecological connectivity.

The site forms part of an important ecological network and supports wildlife movement between surrounding habitats. Given the environmental sensitivity of the area, a full ecological assessment should be undertaken in accordance with TAN 5 before any allocation is considered.

The loss of greenfield land and associated habitats would have a detrimental impact on local biodiversity and environmental resilience.

3. Impact on the Rural Landscape and Urban Sprawl

The proposed development would significantly extend the settlement boundary into open countryside, altering the rural character of the area.

The land currently provides an important transition between existing residential development and the surrounding landscape. Allocating these sites would result in further urban sprawl and erode the distinction between the built environment and the countryside.

This expansion would be inconsistent with the objective of directing growth to sustainable locations while protecting the character of established communities and landscapes.

4. Cumulative Development Impact

The cumulative impact of this proposal must be assessed alongside other housing allocations proposed within the wider area and neighbouring authority areas.

The combined effect of multiple developments would place increased pressure on:

- Local roads;
- Drainage infrastructure;
- Public services;
- Healthcare provision;
- Schools and community facilities.

The cumulative consequences should be fully evaluated before any allocation proceeds.

5. Traffic, Congestion and Highway Safety

Traffic and highway safety are significant concerns.

The A48 already experiences substantial traffic volumes, with reported vehicle movements of approximately 7,500–8,000 vehicles per day. Existing congestion is a regular concern, particularly during peak periods.

Additional residential development would inevitably increase traffic generation and place further pressure on local road networks, including key junctions and access routes.

Particular concern exists regarding:

- Increased congestion on the A48;
- Additional pressure on Junction 48 and surrounding roads;

- Increased use of residential roads as shortcut routes;
- Impacts on pedestrian safety;
- Delays for emergency services and public transport.

These issues should be fully assessed before any allocation is approved.

6. Previous Planning Assessments

Previous planning documentation has indicated that sufficient residential land was already available within the area and that additional allocations were not required.

The Council's own assessments have previously resisted further expansion beyond existing allocations. It is therefore important that any departure from those conclusions is clearly justified through robust evidence demonstrating genuine need and sustainability.

7. Proximity to Environmentally Sensitive Areas

The proposed allocation borders land identified as a Site of Special Scientific Interest (SSSI).

Development adjacent to such environmentally sensitive areas has the potential to adversely affect habitats, wildlife, water quality, and ecological connectivity.

The potential impacts on the protected environment should be carefully assessed and precautionary principles applied where uncertainty exists.

Supporting Evidence

The following evidence may support the concerns outlined above:

- Photographs of flooding and overflowing attenuation ponds;
- Correspondence relating to ongoing drainage issues;
- Maps identifying underground springs within the area;
- Photographic evidence of seasonal waterlogging;
- Records of flooding near Pontarddulais railway bridge following heavy rainfall events.

Conclusion

For the reasons outlined above, I respectfully request that sites **SR/069/001** and **SR/069/003** are not allocated for development within the Local Development Plan.

The proposed allocation raises significant concerns regarding flood risk, drainage, ecology, landscape impact, traffic congestion, infrastructure capacity, and cumulative development effects. In my view, these concerns have not been adequately addressed and warrant the removal of the sites from the Plan until comprehensive evidence demonstrates that development can proceed without causing unacceptable harm.

Thank you for considering my representation.

Yours faithfully,

Sian Hinton