

Our Ref.: 1033.a

Date: 6<sup>th</sup> April 2023

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

Dear Forward Planning,

**Carmarthenshire Local Development Plan 2018-2033 – Second Deposit Draft  
Objection on Behalf of Mr. M. Thomas  
Land part of Parsons Leys, Cross Inn, Laugharne**

We are instructed by Mr. M. Thomas to make a formal representation in relation to the settlement of Cross Inn within the Second Deposit Draft of the Carmarthenshire Local Development Plan.

Our clients made a formal Candidate Site Submission in August 2018, which was referenced **SR/166/005**, seeking the inclusion of their land within the development limits of Cross Inn as part of the Replacement Local Development Plan.

The Council published a First Deposit Draft of the Replacement Local Development Plan in January 2020. At that time, the Council revealed its analysis of a new “Settlement Framework” as referred to within Policy SP3 “Sustainable Distribution – Settlement Framework”, which categorised settlements in the County into Clusters and subsequently into Tiers. We note that the Candidate Site Register has distinguished Cross Inn (SR/166) **as a separate settlement** from Laugharne (SR/075) for the purposes of assessment of representations. “Cross Inn” is accordingly **listed as a Tier 4 “Rural Village”**

The Council have published a “Site Assessment Table” (January 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 Authority concluded as follows: *“The site is within a Tier 4 settlement and therefore any site proposal will be considered under policies set out within the revised LDP.”*

We note that Cross Inn continues in the Second Draft to be categorised as one of the Tier 4 “Rural Villages”, under Policy SP3. It forms one of a number of Rural Villages named, and reproduced below, within “**Cluster 6 – Western Carmarthenshire.**”

Cluster 6
<ul style="list-style-type: none"><li>• Cwmfelin Mynach</li><li>• Cwmbach</li><li>• Blaenwaun</li><li>• Llanglydwen</li><li>• Cwmfelin Boeth</li><li>• Cross Inn</li><li>• Llansadurnen</li><li>• Broadway</li><li>• Red Roses</li><li>• Llanfallteg</li></ul>

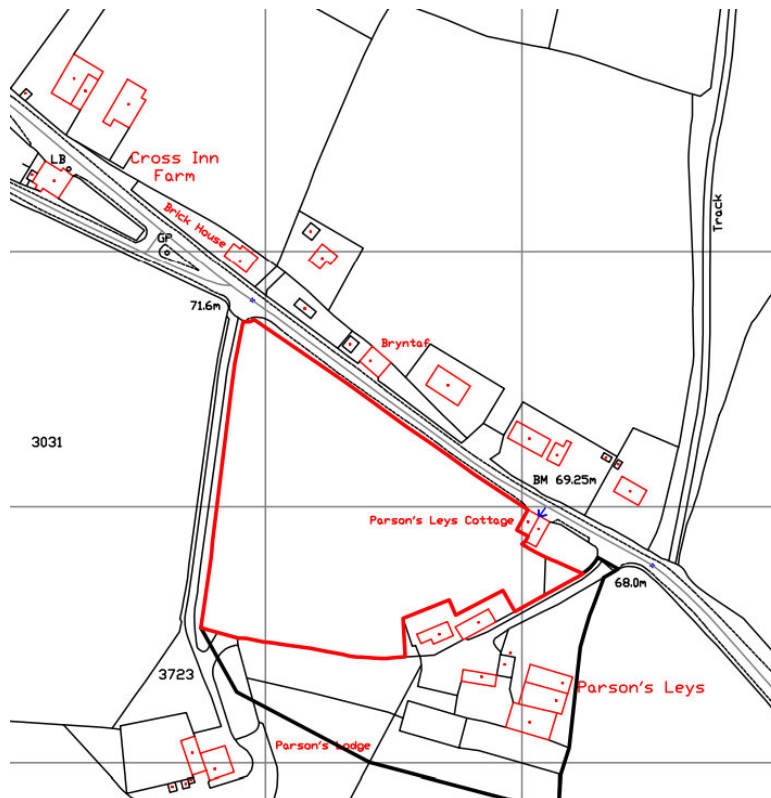
**Cluster 6 – Tier 4 “Rural Villages”**

Policy HOM3 of the Deposit Draft deals with small extensions to existing rural villages and so provides a useful series of criteria in determining where such extensions would be acceptable, namely the following:

- 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.

Our clients land lies as part of the small holding of Parson’s Leys and is noted for fronting the southern flank of the A4066 St. Clears to Laugharne main road, as shown below as edged in red upon the location plan at Figure 1. It is notable that the opposite, northern flank of the road is conspicuous by a continuous built-up frontage of individual residential properties, all orientated to front the road. Parson’s Leys Cottage lies to the immediate eastern side of the field frontage, and the main farmhouse and compacted range of holiday cottages lie to the south off a separate vehicular driveway access. Established woodland lies bordering the western perimeter of the field frontage.

The field frontage accordingly lies as an ideal small-scale residential opportunity to provide a “*logical extension / rounding-off to the development pattern that fits in with the character of the village form and landscape*” as required above under the provisions of Policy HOM3.



**Figure 1 – extract of Ordnance Survey Map with land shown in red at Cross Inn**

Our client has therefore given careful consideration to the categorisation of Cross Inn as a Tier 4 “Rural Village”, and accordingly wholeheartedly welcomes and **supports** the decision of the Authority to include the village in those settlements listed under Tier 4 within Cluster 6 of the Carmarthenshire Local Development Plan.

Yours sincerely,

**[Redacted Signature]**

**Richard A. Banks**  
**Director**

Enc.

Cc client