

**Our Ref:** EBP/HOM1 (PrC3/h22)

**Date:** 28<sup>th</sup> March 2023

Forward Planning Manager  
Place and Sustainability  
Department of Sustainability and Infrastructure  
Carmarthenshire County Council  
3 Spillman Street  
Carmarthen SA31 1LE

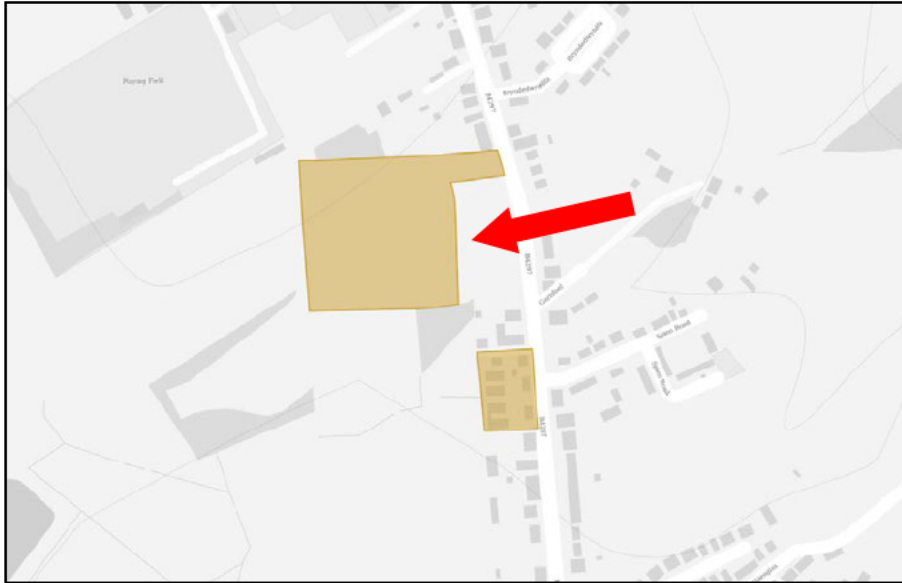
Dear Sir,

**Carmarthenshire Local Development Plan 2018-2033 – Deposit Draft  
Objection to Policy HOM1 on behalf of Evans Banks Planning Ltd  
Site PrC3/h22 – Adj. to Pant y Blodau, Penygroes**

Further to the publication of the above document, we have been asked by our Clients 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 it necessary to make a formal representation to the “soundness” of the Carmarthenshire Deposit Local Development Plan in relation to the allocation for residential development at land **Adj. to Pant y Blodau, Penygroes (LDP Ref. No. PrC3/h22)** under the provisions of Policy HOM1. The proposed allocation has been fully assessed and in considering its context and background (summarised below) it is considered that its continued inclusion will lead to the Plan failing the 3 Tests of Soundness for the reasons set out below.

**Site Background and Context**

The allocation relates to the land shaded brown on the Proposals Map extract below and is proposed for allocation in the 2<sup>nd</sup> Deposit LDP for the purposes of 79 residential units.



### **Plan A**

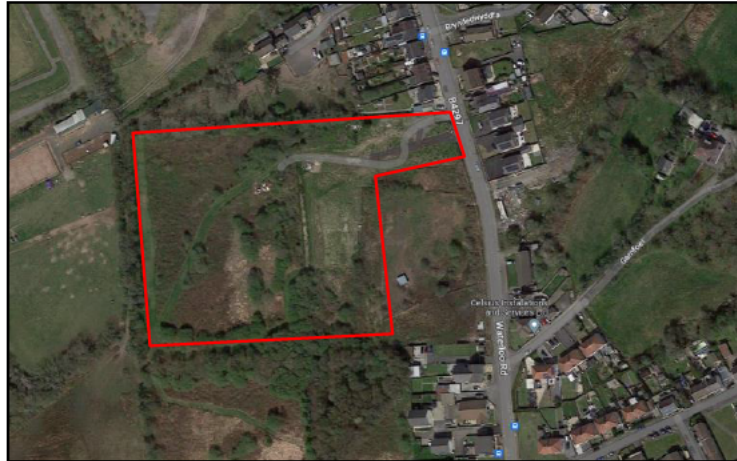
#### **(Extract of Proposals Map for Penygroes and Allocation Site)**

As part of the current consultation process into the 2<sup>nd</sup> Deposit LDP, the Council have again published a “Site Assessment Table” (2023), which provides details of the Council’s analysis of each received Candidate Site submission and existing allocations within the current adopted LDP. Proposed allocation PrC3/h22 was considered as part of this process and as a result the Council concluded as follows:

*“Site to be allocated for residential development with site reference PrC3/h22.”*

It is clear from the above therefore that the Council considers that the site is deliverable for the purposes of 79 houses, although it is not clear on what basis this conclusion has been made.

The site is greenfield in nature with its topography being relatively level. Much of the site is covered with mature vegetation, trees and hedgerows, as can be seen from the aerial photograph below (outlined in red below).



**Photograph 1**  
**(Extract from Google Earth – June 2021)**

Access to the site is currently gained from Waterloo Road (B4297) being the main road running north to south through Penygroes (see below).



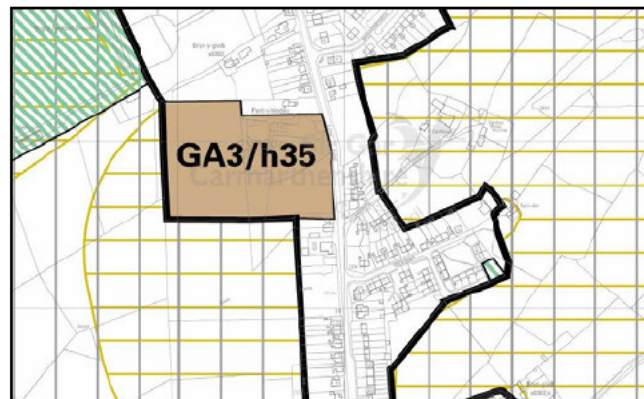
**Photograph 2**  
**(Streetscene of Waterloo Road)**

Full Planning Permission was first sought in 2010 for *Residential Development comprising of 79 No. Mixed Dwellings and Associated Infrastructure* (E/22489), however the application was refused for being contrary to a number of Policies in the UDP. This application was then refused at appeal in November 2013. A resubmission of application E/22489 was granted in April 2014 (E/29910).

A number of 'discharge of conditions' and 'non-material amendment' applications have been granted since application E/29910 was granted in 2014, but no further applications have

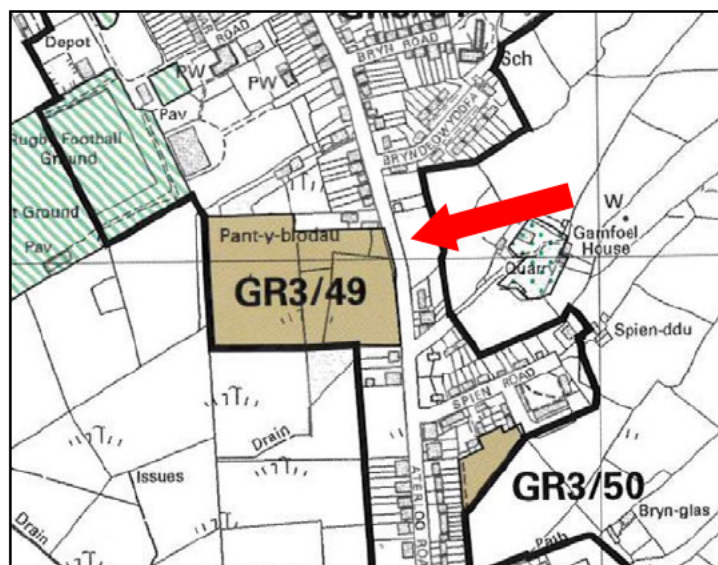
been made since 2019. Despite having full planning permission for 79 mixed dwelling since 2014, **not a single housing unit has been delivered to date.**

The site was allocated in the *Carmarthenshire Local Development Plan (2014)* under Allocation (GA3/h35), and previously Allocation GR3/49 of the *Carmarthenshire Unitary Development Plan (2006)* (as can be seen below).



**Plan B**

**(Extract of current LDP Proposal Map for Land Adj. Pant y Blodau (Adopted 2014))**



**Plan C**

**(Extract of Carmarthen UDP Proposal Map for Allocation Site (Adopted 2006))**

Despite having almost 20 years of support for the principle of residential development at the historic allocation from the Council, **not a single housing unit has been delivered to date.**

## **Tests of Soundness**

Based on the above information and the guidance documents provided by the Welsh Government and Council itself, it is considered that the inclusion of the adoption of the LDP in its current form with the inclusion of the allocation in question, would result in it failing to meet the requirements of the Tests of Soundness, for the reasons summarised below.

### **Test 1 – Does the Plan Fit?**

The allocation fails the test of soundness as its inability to be delivered is in conflict with **Paragraph 4.2.2 of Planning Policy Wales (Edition 11)** requirements of national planning policy.

### **Test 2 – Is the Plan appropriate?**

The allocation fails the test of soundness as its **inability to be delivered** would fail to address key issues set out by the Plan (housing supply). The Council's decision to allocate the land appears to not have been done so on credible or robust evidence.

### **Test 3 – Will the Plan deliver?**

The allocation fails to test the soundness as the site is clearly unable to deliver any new housing. The **Welsh Governments Development Plans Manual (Edition 3)** is quite clear with regard to rolling forward allocations and states that allocations “... *rolled forward from a previous plan will require careful justification for inclusion in a revised plan, aligning with PPW. There will need to be substantial change in circumstances to demonstrate sites can be delivered and justify being included again. Clear evidence will be required that such sites can be delivered*”. No evidence has been presented to demonstrate a change in circumstances to indicate the allocation will now be deliverable and so its continued allocation would lead to the plan being deemed unsound on this basis.

In summary, we **object** to the inclusion of the allocation in question on the basis of the above and that its inclusion within the Plan would result in the document being ‘**unsound**’.

We therefore respectfully request that this Representation be given careful examination, and that the allocation be removed to ensure that the document passes all the relevant tests of soundness.

Kind regards



Richard Banks

**Director**



Jason Evans

**Director**