

**Our Ref:** EBP/HOM1 (SuV39/h1)

**Date:** 31<sup>st</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 SuV39/h1 – Adj Yr Hendre, Llanfihangel ar Arth**

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. yr Hendre, Llanfihangel ar Arth (LDP Ref. No. SuV39/h1)** 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 Proposal Map extract below and is proposed for the allocation in the 2<sup>nd</sup> Deposit LDP for the purposes of 7 residential units.



**Plan A**

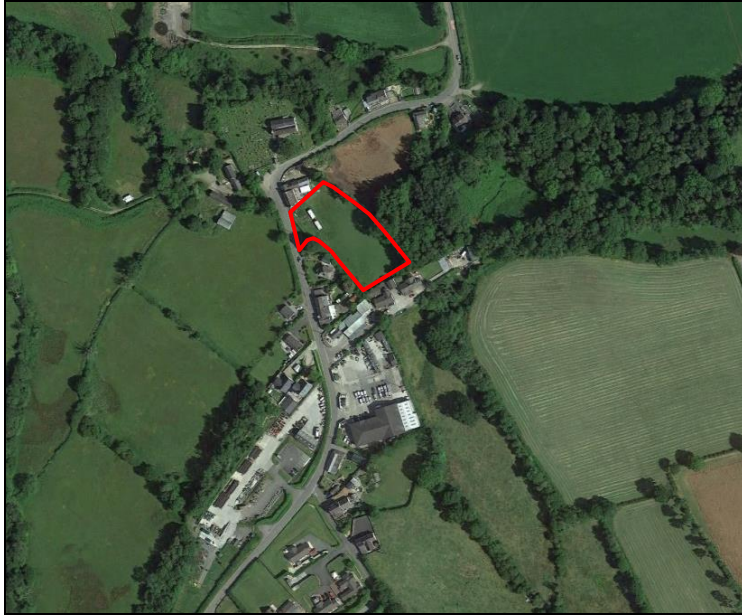
**(Extract of Proposal Map for Llanfihangel ar Arth and land Adj. yr Hendre Allocation)**

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 SuV39/h1 was considered as part of this process and as a result the Council concluded as follows:

*“Site to be allocated for residential use with reference SuV39/h1.”*

It is clear from the above therefore that the Council considers that the site is deliverable for the purposes of 7 houses, although it is not clear on what basis this conclusion has been made.

The allocation itself is greenfield in nature with the topography of the site sloping from the south to the north. The eastern, southern and western boundaries of the site are bordered by mature vegetation and trees. To the north of the site is a public house known as the ‘Eagle Inn’, as can be seen from the aerial photograph below (allocation outlined red).



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

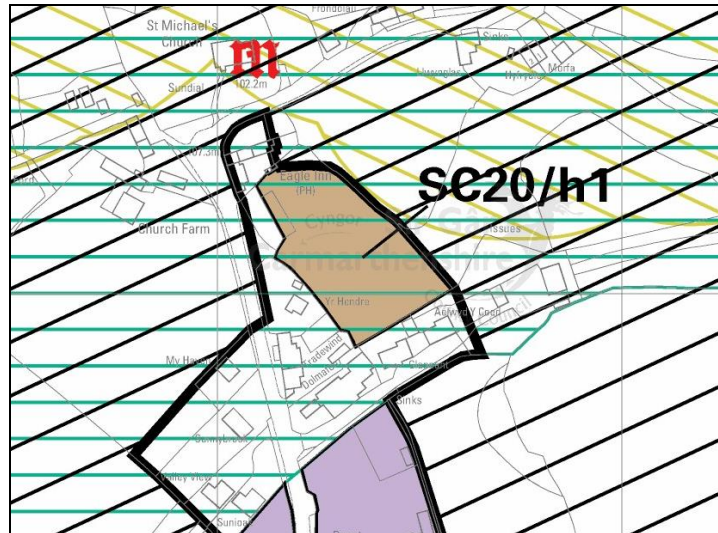
Access to the allocation is currently gained via an existing agricultural access point along the B4459, that being the main road running through the village (see below).



**Photograph 2**  
**(Streetscene of the B4459)**

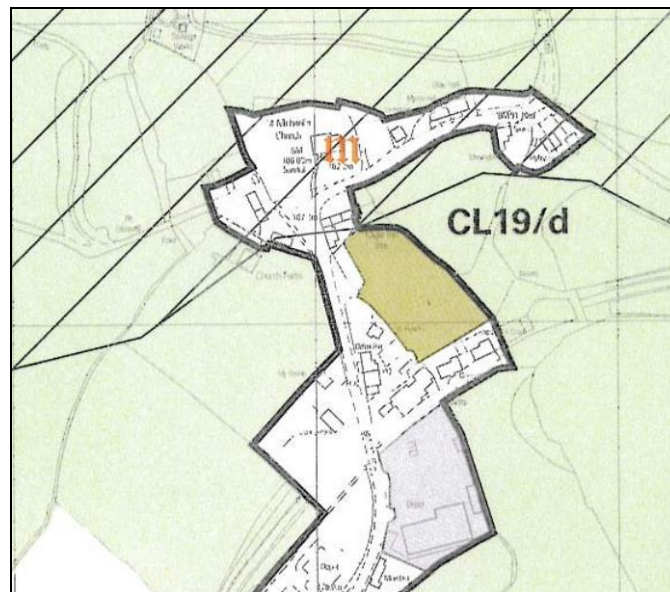
Outline Planning Permission was sought under application W/39945 for the *Proposed Development of 8 Residential Units* back in 2019. However, this application was **withdrawn** in February 2022 meaning that there are no current planning application relating to the allocation in question to date.

The site made up part of the residential allocation SC20/h1 within the *Carmarthenshire Local Development Plan (2014)* as well as the Carmarthenshire Unitary development Plan under allocation CL19/d (2006) as can be seen below.



**Plan B**

**(Extract of Current LDP Proposal Map for Llanfihangel ar Arth and land Adj. yr Hendre Allocation)**



**Plan C**

**(Extract of Carmarthen UDP Proposal Map for Llanfihangel ar Arth and land Adj. yr Hendre Allocation)**

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**