

**CARMARTHENSHIRE  
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)  
EXAMINATION**

**INSPECTORS' MATTERS, ISSUES AND QUESTIONS**

**MATTER 11:  
Prosperous People and Places – Site Allocations (Cluster 6 – St  
Clears and Pwll Trap)**

**On Behalf of: Mr T and Mr R Pearce  
Representer Number: 5617**

**September 2024**



## **Introduction**

CarneySweeney has been instructed by Mr T and Mr R Pearce to submit a Hearing Statement in respect of Matter 11 pursuant to the Issues, Matters and Questions identified by the Local Development Plan Examination Inspectors in respect of Carmarthenshire's Revised Local Development Plan.

This Hearing Statement should be read alongside the representations we have previously made to the Revised Local Development Plan and in particular, the representations made to the 2<sup>nd</sup> Deposit Revised Local Development Plan (February 2023).



**Matter 11: Prosperous People and Places – Site Allocations (Cluster 6 – St Clears and Pwll Trap)**

**Issue - Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?**

**Allocated Sites**

**SeC19/h1 – Land at Park View, Trevaughan**

**SeC19/h2 – Land at Whitland Creamery**

**SeC20/MU1 - Laugharne Holiday Park**

**SuV61/h1 - Land at Nieuport Farm**

These representations relate to allocated site SuV61/h1 - Land at Nieuport Farm only.

**h) What is the current use of the allocated site?**

The site is currently in agricultural use, but part of the site already benefits from an implemented planning permission for 5 residential units (planning permission ref: 2/21251). The 5 units have yet to be completed.

**i) What is the proposed use of the allocated site?**

Residential

**j) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?**

None. As outlined above, part of the site already benefits from an implemented planning permission for 5 residential units (planning permission ref: 2/21251). The 5 units have yet to be completed.

**k) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?**

Yes. Planning permission 2/21251 has already been implemented but not completed.

**l) Are the number of residential units proposed realistic and deliverable over the plan period?**

Yes, as demonstrated by planning permission 2/21251. It is considered that the site is capable of being extended or re-planned to accommodate 10 residential units.

**m) What are the mechanisms and timescales for delivering the site?**

Unknown at this time but planning permission 2/21251 has already been implemented but not completed.

**n) Is the allocation of the site essential to ensure the soundness of the Plan?**



The residential development of the site will deliver housing in accordance with LDP's housing strategy and also support and sustain a level of growth within Pendine which is classified as a Tier 3 'sustainable village' (Policy SP3).

The inclusion of this site ensures that the organic growth of Pendine can be supported through deliverable, viable and policy-compliant housing scheme, which will contribute towards meeting the Revised Local Development Plan's objectives.

