

Further Written Statement: Carmarthenshire LDP Examination 2024

Our ref 61721/02/GW/JC
Date 17 September 2024
To Corinne Sloley (Programme Officer)
LDP Examination for Carmarthenshire 2024
Place and Infrastructure
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From Jack Collard
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Subject ID: 5473 – Further Written Statement for Hearing Session 4

1.0 Introduction

- 1.1 The following further written statement has been made on behalf of Seasons Holidays PLC (representor ID 5473), who have made previous representations to the emerging Carmarthenshire LDP both in March 2023 (to the Second Revised Carmarthenshire Deposit LDP (2018-2033)) and March 2020 (to the first Deposit LDP).
- 1.2 Seasons Holidays PLC have been invited to make a Further Written Statement in relation to the following hearing sessions:
- 1.3 Hearing Session 1: Opening, Plan Preparation and Strategic Framework
- 1.4 Hearing Session 4: Prosperous people and Places – Employment and the Visitor Economy
- 1.5 Hearing Session 12: Prosperous People and Places – Site Allocations (Cluster 6 – St Clears and Pwll Trap)
- 1.6 The representations made to the previous deposit plan contain our client’s comments in full. The following statement is therefore short and focuses only on matters of clarity in respect of the specific questions asked by the Inspectors – and assumes original representations will be considered in full.
- 1.7 This written statement relates to Hearing Session 4: Prosperous people and Places – Employment and the Visitor Economy

2.0 Hearing Session 4: Prosperous people and Places – Employment and the Visitor Economy

Question 17: How will the Plan maintain and enhance the County’s tourism, culture and leisure offer?

- 2.1 Seasons Holidays welcomes the formal inclusion of the phase 1 expansion of Dylan Coastal Resort as a mixed use allocation under ref. SeC20/MU1. It is considered that the inclusion of an allocation for visitor accommodation is vital to the Plan maintaining and enhancing the County’s tourism and leisure offer.
- 2.2 However, as set out in the representations to the Deposit Plan, the modest allocation is not sufficient to support the corporate and planning objectives both locally and nationally.
- 2.3 Seasons Holidays promoted phase 2 of the expansion of Dylan Coastal Resort during the preparation of the Plan, but this phase was not included within the allocation (ref. SeC20/MU1) despite being deliverable and achievable within the next plan period. See representations to deposit plan 2 for further details.
- 2.4 Without allocating phase 2, the aspirations of the Plan, application of national policy and certainty for investment is left largely to general development management policy. When a viable and deliverable option to be Plan led exists, this opportunity should be taken.

Question 19 (page 36): Do Policies VE2, VE3 and VE4 provide an appropriate framework for the management of visitor accommodation in the County?

- 2.5 Policy VE1 - VE4 set a series of requirements on tourism development proposals. The Policies are not sufficiently positively worded and do not offer sufficient confidence or certainty that new visitor accommodation schemes (or extensions to existing) will be acceptable. The policies cannot be readily relied upon to deliver the growth required to meet SO13 and SP11, nor do they reflect the positive approach outlined by SO13 and SP11.