

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 12

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

2.0 Hearing Session 12: Prosperous People and Places – Site Allocations (Cluster 6 – St Clears and Pwll Trap)

With reference to SeC20/MU1 - Laugharne Holiday Park

Question h) (page 42): What is the current use of the allocated site?

- 2.1 Dylan Coastal Resort is the only significant site of luxury holiday lodge accommodation in Carmarthenshire that offers this form of high-end, all-year-round visitor accommodation. Seasons Holidays (the site operators) have expansion plans for the site, with Phase 1 being included as part of the SEC20/MU1 allocation.
- 2.2 The proposed allocation comprises the existing estate of Laugharne, alongside an area of open land for expansion. The case in support of the allocation is made in the representations to the deposit plan 1, which were included in Appendix 2 to the letter of representations made to deposit plan 2 (with specific reference to para 8.3-8.21 of the deposit plan 1 report in Appendix 2).

Question i) (page 42): What is the proposed use of the allocated site?

- 2.3 Visitor accommodation, for the siting of up to 100 units in phase 1.

Question j) (page 42): What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?

- 2.4 There are no constraints to development. Part of the proposed allocation already benefits from an outline consent and Reserved Matters (ref: W/24265 and W/34546), with units of accommodation already being delivered. There are no constraints to development of the remaining open land in phase 1.

Question k) (page 42): In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?

- 2.5 Previous representations made to deposit plan 1 and deposit plan 2 have set out the case for the economic viability of the allocation, and so are not repeated here, in particular the clear economic benefits associated with the proposed use are set out in appendix 5 of the deposit plan 2 representations.

Question l) (page 42): Are the number of residential units proposed realistic and deliverable over the plan period?

- 2.6 This question does not apply as the proposal is for holiday accommodation. However, the deliverability of the allocation has been set out in previous representations and so are not repeated here.

Question m) (page 42): What are the mechanisms and timescales for delivering the site?

- 2.7 Phase 1 will be deliverable in the plan period. With an estimated completion within the first 5-7 years of the Plan period.

Question n) (page 42): Is the allocation of the site essential to ensure the soundness of the Plan?

- 2.8 Yes. To meet SO13, visitor accommodation should be allocated.
- 2.9 As has been set out in full within previous representations, the Plan should go further to enable it to meet its own objectives, the Council's corporate strategy and the intent of national policy. This should include the allocation of Phase 2 expansion at Dylan Coastal Resort. The Council have previously relied on a lack of certainty for delivery in the Plan period as the reason for not allocating Phase 2. Representations submitted at deposit plan 2 stage have made the clear case for the allocation of phase 2, including its ability to be delivered in the Plan period and the certainty of delivery. In accordance with the guidance supporting the request for responses to Matters, the case is not repeated here but we trust the evidence provided in the deposit plan 2 representations will be considered in full by Inspectors.