
Appendix 12 – Responses received to the 2nd Deposit LDP

Instructions for Navigating the Report.

The Report sets out a summary of each duly made representation and the Council's response to it. It is in order of Plan content.

Representations are either dealt with individually or where they have a common theme, they are grouped together.

For each section of the Plan (whether a representation has been grouped, or is dealt with individually), the Structure is as follows:

Section Comments Relate to

Summary of representations
Summary of representation changes to plan
Response
Action

Object / Support

(This section can either be a summary and response to a group of representations, or an individual representation.)

Representation number
Respondent
Summary
Change Suggested by respondent
Attachments

Object / Support

(This section is an individual representation)

Where a respondent has provided a summary, these are reflected in the "Summary" section. Where no summary has been provided, the Council has summarised the response.

The Council's response to a representation / group of representations is set out in the "Response" section, along with any action to be taken.

The report also contains hyperlinks which appear under the attachments header. These will direct you to the representation and supporting documentation that has been submitted. Every effort has been made to redact some personal information such as signatures and contact details. The way we handle personal data is set out in our Privacy Notice and can be viewed here: [Planning Services - Forward Planning \(gov.wales\)](https://gov.wales/planning-services-forward-planning).

An interactive map can be viewed here of site based representations: [Carmarthenshire County Council – Local Plan: 2nd Deposit Revised LDP Reps April 2023 \(opus4.co.uk\)](https://opus4.co.uk/Carmarthenshire-Council-Local-Plan-2nd-Deposit-Revised-LDP-Reps-April-2023)

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5551	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		8. Strategic Growth and Spatial Options	Support
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5954	Sue Turner [5806]		11. Policies	Object
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5593	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SG3: Pembrey Peninsula	Support
5719	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		SG3: Pembrey Peninsula	Support
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5077	Mr M Baggott [5071]	Evans Banks Planning Limited (Richard Banks) [4967]	Strategic Policy – SP3: Sustainable Distribution – Settlement Framework	Object
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4820	Mr Shaun Ormond [5587]		SD1: Development Limits	Object
4870	Mrs Sarah Kelley [3131]		SD1: Development Limits	Object
4872	Mrs Gloria Evans [3396]		SD1: Development Limits	Object
4876	Mr Robert Morris [5601]		SD1: Development Limits	Support
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4882	Mrs Sarah Kelley [3131]		SD1: Development Limits	Object
4883	Mrs Gloria Evans [3396]		SD1: Development Limits	Object
4890	Mrs D McAndrew [5607]	Evans Banks Planning Limited (Richard Banks) [4967]	SD1: Development Limits	Support
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5024	Mr David Price Jones [5637]		SD1: Development Limits	Object
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5031	Mrs H G Chambers [4006]	Evans Banks Planning Limited (Richard Banks) [4967]	SD1: Development Limits	Support
5032	Mrs E. Howell [5643]	Evans Banks Planning Limited (Richard Banks) [4967]	SD1: Development Limits	Support
5039	Mr & Mrs Conner [481]	Evans Banks Planning Limited (Richard Banks) [4967]	SD1: Development Limits	Support
5047	Mr A Pritchard [5153]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	SD1: Development Limits	Object
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Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
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5142	Mr Lawrence Aldridge [495]		SD1: Development Limits	Object
5143	Ms C Davies [5261]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Support
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5156	Mr A Green [5005]	Evans Banks Planning Limited (Richard Banks) [4967]	SD1: Development Limits	Object
5158	Mr W M Jones [4010]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
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5163	Mr C Davies [5695]	Evans Banks Planning Limited (Richard Banks) [4967]	SD1: Development Limits	Object
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5309	Mr Rhodri Lewis [3411]		SD1: Development Limits	Object
5311	Mr Gerwyn Rhys [3100]		SD1: Development Limits	Object
5312	Ceri Brown [5735]		SD1: Development Limits	Object
5319	Messrs & T. Owen & Evans [5738]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
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5432	Patricia Davies [614]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	SD1: Development Limits	Object
5433	Messrs V & S Jaspe & Davies [5782]	PenseiriAWRA::AURAarchitectsUK (Mr Adrian Rowlands) [4782]	SD1: Development Limits	Support
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5449	Eamon Barry Flaherty [841]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
5455	Mr R Moses [5790]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
5456	Mr B Clarke [3984]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
5458	Mr & Mrs Gareth & Yvonne Davies [4510]		SD1: Development Limits	Object
5459	Mr & Mrs Gareth & Yvonne Davies [4510]		SD1: Development Limits	Object
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5473	Mr D Griffiths [4977]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
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5481	Dale Bowler [5802]	Asbri Planning Ltd (Iwan Rowlands, Graduate Planner) [5619]	SD1: Development Limits	Object
5497	Mr David Jones [4762]		SD1: Development Limits	Object
5536	Cllr Tina Higgins [2920]		SD1: Development Limits	Object
5567	JEM & EJ Hughes [5038]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	SD1: Development Limits	Object
5568	JEM & EJ Hughes [5038]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	SD1: Development Limits	Object
5569	JEM & EJ Hughes [5038]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	SD1: Development Limits	Object
5577	John, Gwyneth, & John Adam Dyer, Thomas, & Lewis [5820]	Hayston Development & Planning Ltd (Mr Andrew Vaughan Harries) [5042]	SD1: Development Limits	Object
5683	Mrs Jane Driver [5830]		SD1: Development Limits	Object

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5695	Mrs Ann Broom [5832]		SD1: Development Limits	Object
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5831	Mrs Sarah Vickers [5843]		SD1: Development Limits	Object
5837	Mr D Morris [4990]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Support
5839	Mrs A Davies [5286]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
5840	Ms S McNeill [5293]	JCR Planning Ltd (Mr Craig Jones) [4665]	SD1: Development Limits	Object
5893	Llandeilo Town Council (Owen James) [43]		SD1: Development Limits	Object
5919	Mrs Karen Davies [4511]		SD1: Development Limits	Object
5932	John Erian Davies [5634]		SD1: Development Limits	Object
4728	Ms Jane Morgan Thomas [5389]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
4897	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Support
5009	Persimmon Homes West Wales (Mrs Kate Harrison, Planner) [3410]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5019	Cwmpas (Mr Jonathan Hughes, Coomunity Led Hosuing Advisor) [5409]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Support
5168	Jonathan Rainey (Mr Chris Edge) [4682]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5370	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5385	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5442	Mr Colum Carty [5621]	Lightwater TPC (Adrian Thompson) (Mr Adrian Thompson, Director) [5318]	Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5465	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5543	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5546	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5554	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5558	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5821	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5866	Dyfodol (J Wyn Thomas) [563]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
5884	Cllr. Tyssul Evans [5862]		Strategic Policy – SP4: A Sustainable Approach to Providing New Homes	Object
4624	Mr Cellan Morgan [5371]		HOM1: Housing Allocations	Object
4639	Mr Sean Maslin [725]		HOM1: Housing Allocations	Support
4645	Sarah Eyles [4645]		HOM1: Housing Allocations	Support
4652	Miss Joy Richards [605]		HOM1: Housing Allocations	Object
4653	Union Tavern Estates (Mr Percy Jones) [5470]	Mr Joe Ayoubkhani [5458]	HOM1: Housing Allocations	Object
4654	ms Nicola Kelly [2686]		HOM1: Housing Allocations	Object
4668	Mr V R McDonnell [5490]		HOM1: Housing Allocations	Object
4669	Mr Wyn Humphreys [4580]		HOM1: Housing Allocations	Support
4697	Mr Christopher Williams [3938]		HOM1: Housing Allocations	Support

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
4700	JMS Planning & Development Ltd (Mrs Gwennan Jenkins, Director) [5478]		HOM1: Housing Allocations	Object
4708	Mr Rhodri Walters [5479]	JMS Planning & Development Ltd (Mrs Gwennan Jenkins, Director) [5478]	HOM1: Housing Allocations	Object
4711	Cllr. Anthony Davies [2791]		HOM1: Housing Allocations	Support
4712	Mr Derrick Phillips [812]		HOM1: Housing Allocations	Object
4713	Mr Derrick Phillips [812]		HOM1: Housing Allocations	Object
4714	Mr Derrick Phillips [812]		HOM1: Housing Allocations	Object
4715	Mr Derrick Phillips [812]		HOM1: Housing Allocations	Object
4716	Mr Derrick Phillips [812]		HOM1: Housing Allocations	Object
4718	Mr & Mrs A Davies [5529]		HOM1: Housing Allocations	Object
4721	Mr Christopher Williams [3938]		HOM1: Housing Allocations	Support
4722	Mr Christopher Williams [3938]		HOM1: Housing Allocations	Support
4725	Mr Christopher Williams [3938]		HOM1: Housing Allocations	Support
4726	Mr David Wyn Jenkins [4844]		HOM1: Housing Allocations	Object
4729	Ms Jane Morgan Thomas [5389]		HOM1: Housing Allocations	Object
4732	Mr T Anthony [435]		HOM1: Housing Allocations	Object
4759	Mrs Sonia El-Harrak [5553]		HOM1: Housing Allocations	Object
4760	Mrs Caroline Streek [5563]		HOM1: Housing Allocations	Support
4798	The Home Builders Federation (Mark Harris) [2558]		HOM1: Housing Allocations	Object
4826	Mr Darren Price [5589]		HOM1: Housing Allocations	Object
4827	West Wales Developments Ltd (Mrs Fay Hancock) [2616]		HOM1: Housing Allocations	Object
4828	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		HOM1: Housing Allocations	Support
4873	Mr & Mrs Mark & Paula Lewis [4813]		HOM1: Housing Allocations	Object
4880	Mr & Mrs Mark & Paula Lewis [4813]		HOM1: Housing Allocations	Object
4887	Mr Robert Evans [5580]		HOM1: Housing Allocations	Object
4888	Kedrick Davies [852]		HOM1: Housing Allocations	Object
4899	West Wales Developments Ltd (Nigel & Jane Evans) [859]		HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
4903	Mr Richard Lewis [5597]	JMS Planning & Development Ltd (Mrs Gwennan Jenkins, Director) [5478]	HOM1: Housing Allocations	Object
4904	West Wales Developments Ltd (Nigel & Jane Evans) [859]		HOM1: Housing Allocations	Object
4927	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4928	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4940	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4941	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4942	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4943	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4944	Mr Clive Douch [2924]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
4953	John Price [2620]		HOM1: Housing Allocations	Object
5001	Persimmon Homes West Wales (Mrs Kate Harrison, Planner) [3410]		HOM1: Housing Allocations	Object
5002	Persimmon Homes West Wales (Mrs Kate Harrison, Planner) [3410]		HOM1: Housing Allocations	Object
5022	William Harold Jones [5635]		HOM1: Housing Allocations	Support
5023	Mr & Mrs O'Shea [2931]	Mr John Davis [672]	HOM1: Housing Allocations	Object
5034	Richard Thomas Bowen [5644]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
5046	Mr A Pritchard [5153]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5052	Mr M Jay [5652]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5054	Davies Richards Developers [5653]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5060	Geraint Davies [5657]		HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5061	Davies Richards Developers [5653]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5063	Mr & Mrs D Rourke [3925]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5065	Mr & Mrs Evans [3692]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	HOM1: Housing Allocations	Object
5066	Mr R Owen [5659]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5070	Mr C Jenkins [3627]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5072	Mrs K Fakes, Mr D James, Mr E Roberts and Mr G Jones [5660]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5075	Omnicorp Ltd [5661]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5078	Card Property Development [5824]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5080	Mr Wynne & John Walters [3732]	Asbri Planning Limited (Mr Richard Bowen) [591]	HOM1: Housing Allocations	Object
5081	Alison Thomas [5663]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
5084	Mr M Jones [5147]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5085	Davies Richards Developers [5653]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5087	Landview Developments - [5082]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5088	Mr J Morris [5666]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5093	Mr G Green [5137]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5096	Gwili Developments Ltd [5669]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5097	Landview Developments - [5082]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5099	I Ingram [5670]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5104	Dr A Thomas [5671]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5107	Ms & Mrs A & I Morgan & Wright [5672]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5108	N/A Trustees of Highmead Estate [5088]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5109	Mr N Richards [3629]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5113	Mrs Margaret Knight [5674]		HOM1: Housing Allocations	Support
5119	Margaret Thomas [5676]		HOM1: Housing Allocations	Support
5120	Mrs Samantha Brunell [5034]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	HOM1: Housing Allocations	Object
5122	Mrs Fredena Burns [4646]	Nicole Jones (Nicole Jones, Architect) [704]	HOM1: Housing Allocations	Object
5125	Mr C Jenkins [3627]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5126	C, J & J Wilson, Griffith & Jenkins [5680]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	HOM1: Housing Allocations	Object
5129	Mr Paul Davies [5682]		HOM1: Housing Allocations	Object
5133	Mr David Jones [4762]		HOM1: Housing Allocations	Object
5139	Mr Lawrence Aldridge [495]		HOM1: Housing Allocations	Support
5146	Ms & Mr England & Davies [5102]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5148	David Paynter [5691]		HOM1: Housing Allocations	Object
5149	Mr Arwyn Thomas [794]		HOM1: Housing Allocations	Object
5150	David Paynter [5691]		HOM1: Housing Allocations	Object
5152	Arwel Davies [3881]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	HOM1: Housing Allocations	Object
5153	Mr Islwyn Evans [5029]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5155	Mr K Thomas [4041]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5160	Mr Arwyn Thomas [794]		HOM1: Housing Allocations	Object
5170	Jonathan Rainey (Mr Chris Edge) [4682]		HOM1: Housing Allocations	Object
5171	Low Carbon Construction Ltd [3827]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5177	Mr N Bundock [5027]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5188	Miss V. Davies, Mrs A. Davies Mr & Mrs E. Jones & Mr & Mrs J. Davies [5697]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5192	Mr Bryn Jones [4784]	Asbri Planning Limited (Mr Richard Bowen) [591]	HOM1: Housing Allocations	Object
5198	Mr Arwyn Thomas [794]		HOM1: Housing Allocations	Object
5199	Mr A Williams [5698]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5200	Mr Iwan Griffiths [567]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5202	Aled & Sarah Jones [3654]		HOM1: Housing Allocations	Object
5203	Mr & Mrs Harries & Sainty [4009]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5204	Mr & Mr D & P Sims & Cromwell [5012]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5205	Owain Ennis, Anne Birt, Hugh Booth Meller-Haley [5699]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	HOM1: Housing Allocations	Object
5206	Mr & Mrs P & J Knight [3953]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5210	Card Property Development [5824]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5211	Nisa Local Drefach Limited [5702]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5217	Mr K Davies [5704]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5218	Mr Gwyn Davies [5424]	Gerald Blain Associates (Daniel Blain, Planning Consultant) [5705]	HOM1: Housing Allocations	Object
5229	Mr A Hughes [5706]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5231	Gregory Rickard [5707]		HOM1: Housing Allocations	Support
5232	Lynn Gaspar [5708]		HOM1: Housing Allocations	Support
5233	Mr J. Davies [5709]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5240	James George [5711]	Peter Canavan [5712]	HOM1: Housing Allocations	Object
5242	Mr W. B. James [5713]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5243	Mr W. B. James [5713]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5244	Cllr. Ken Howell [5714]		HOM1: Housing Allocations	Object
5247	Rhydian Williams [5673]		HOM1: Housing Allocations	Object
5248	Mr O Evans [3966]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5249	Jones Brothers (Henllan) Limited [5718]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5250	Mr G Edwards [5719]		HOM1: Housing Allocations	Object
5251	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5258	Lightwood Planning (Mr Richard Walker, Planning Director) [5065]		HOM1: Housing Allocations	Object
5260	Mr C Hurley [4688]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5266	Sauro Homes Limited [5169]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5269	Mr K Green [484]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5271	Dr D Gravell [3663]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5277	Mrs D Davies [4075]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5279	_ _ Jones, Douch, T.A.C Morgan, Bromley Davenport, Boggis-Rolfe [5085]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5283	Mr & Mrs I. & S. Howell & James [4980]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5285	Mr & Mrs Dylan Jones [5727]		HOM1: Housing Allocations	Object
5288	Mudiad Amddiffyn Porthyrhyd (Mrs M E Evans) [619]		HOM1: Housing Allocations	Support
5290	Ms M Davies [5062]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5293	Carmarthenshire County Council (Cllr. Emyr Rees, Councillor) [5730]		HOM1: Housing Allocations	Support
5295	Cerith Lewis [2615]		HOM1: Housing Allocations	Object
5296	Justin & Janet Parry [5732]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	HOM1: Housing Allocations	Object
5300	Mrs Wendy Hill [5570]		HOM1: Housing Allocations	Object
5302	Gorslas Community Council (Mr Llew Thomas) [35]		HOM1: Housing Allocations	Support
5305	Cllr. Jean Lewis [3601]		HOM1: Housing Allocations	Object
5308	Mr Rhodri Lewis [3411]		HOM1: Housing Allocations	Support
5315	Mr Gwyn Lewis [5736]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	HOM1: Housing Allocations	Object
5316	Tata Steel Europe Limited [5155]	Gareth Barton [5737]	HOM1: Housing Allocations	Object
5320	Mr R Robinson [4092]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5323	Richard & Catrin Safadi [5740]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	HOM1: Housing Allocations	Object
5326	Ms Roxane Lawrence [2986]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5327	Mrs J Wilkinson [5292]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5328	Ms Roxane Lawrence [2986]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5330	Patrick Rotherfield [5558]		HOM1: Housing Allocations	Object

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5335	H Thomas family [5745]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5336	Mr & Mrs T Anthony [4983]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5338	Mrs J Powell [3941]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5341	Mr I Jones [3968]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5342	Messrs & T. H. D. & Jones [5746]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5343	Mr T Evans [3940]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5344	Neil Evans [5187]		HOM1: Housing Allocations	Object
5348	Elfyn & Menna Thomas [5748]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	HOM1: Housing Allocations	Object
5349	Mr R Winterton [4026]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5350	Mr E Salini [4088]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5351	Mr E Davies [4097]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5352	David Rhodri Davies [5749]	Asbri Planning (Rob Davies, Associate) [5750]	HOM1: Housing Allocations	Object
5353	David Rhodri Davies [5749]	Asbri Planning (Rob Davies, Associate) [5750]	HOM1: Housing Allocations	Object
5355	Mr G Morris [4979]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5356	Mrs E Humphries [4981]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5357	Mr Sion Slaymaker [2312]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5359	Mr & Mrs P Underwood [5751]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5360	Mses H, C, & G Wight, Dudlyke, & Searles [5752]	Geraint John Planning Ltd (Geraint John) [4730]	HOM1: Housing Allocations	Object
5361	Mses H, C, & G Wight, Dudlyke, & Searles [5752]	Geraint John Planning Ltd (Geraint John) [4730]	HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5362	Ms S McNeill [5293]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5364	Mr A Thomas [4025]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5366	Celtic Properties and Developments Ltd. [5754]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5369	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	HOM1: Housing Allocations	Object
5386	Mr I Jones [3968]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5387	Mr I Jones [3968]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5388	Messrs D. & P. Sims & Cromwell [5756]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5391	Gerald Blain Associates [5757]		HOM1: Housing Allocations	Object
5392	David Tudor Davies [2770]		HOM1: Housing Allocations	Object
5393	Gerald Blain Associates [5757]		HOM1: Housing Allocations	Object
5394	Gerald Blain Associates [5757]		HOM1: Housing Allocations	Object
5407	Dafydd & Rhodri Moses [2862]		HOM1: Housing Allocations	Object
5412	Eirian Thomas [5776]		HOM1: Housing Allocations	Object
5413	Ms Roxane Lawrence [2986]		HOM1: Housing Allocations	Object
5418	Mr B.O. Beynon [5011]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5428	Noel Richards [5781]	Ceri Davies Planning Ltd (Mr Ceri Davies, Planning Consultant) [5455]	HOM1: Housing Allocations	Object
5439	Lloyd & Gravell [5787]		HOM1: Housing Allocations	Object
5440	Mr Colum Carty [5621]	Lightwater TPC (Adrian Thompson) (Mr Adrian Thompson, Director) [5318]	HOM1: Housing Allocations	Object
5445	Mr Cromwell [827]		HOM1: Housing Allocations	Object
5447	Messrs & T. Owen & Evans [5738]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5450	Mr & Mrs H Davies [3990]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5451	Mr M Jones [5789]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5452	Mr P Morris [3844]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5454	Mr P Morris [3844]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5460	Anne Phillips [5792]		HOM1: Housing Allocations	Object
5472	Celtic Properties and Developments Ltd. [5754]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5475	Mair Evans [5798]		HOM1: Housing Allocations	Support
5487	NBA Developments [4164]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM1: Housing Allocations	Object
5494	Mrs J. James [5808]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5495	Ms & Mr L & A Edwards [5537]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM1: Housing Allocations	Object
5510	Mr A Downing [5814]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5511	- RSAI - [4993]	Lichfields (Mr Arwel Evans, Senior Planner) [3166]	HOM1: Housing Allocations	Object
5538	Cllr Tina Higgins [2920]		HOM1: Housing Allocations	Object
5572	Obsidian Homes [5817]	Amity Planning (Mr Matthew Biggs) [5809]	HOM1: Housing Allocations	Object
5573	Mr Paul Evans [5818]	Amity Planning (Mr Matthew Biggs) [5809]	HOM1: Housing Allocations	Object
5575	Messrs R & K Williams [5819]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5576	Messrs R & K Williams [5819]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM1: Housing Allocations	Object
5581	Cllr Sue Allen [4624]		HOM1: Housing Allocations	Object
5682	Mrs Jane Driver [5830]		HOM1: Housing Allocations	Support
5686	Mr Mark Vickers [5128]		HOM1: Housing Allocations	Support
5690	Allan & Claire Rush [5831]		HOM1: Housing Allocations	Support
5694	Mrs Ann Broom [5832]		HOM1: Housing Allocations	Support
5698	Gareth & Susan Williams [5337]		HOM1: Housing Allocations	Support
5702	Dr John Studley [4959]		HOM1: Housing Allocations	Support

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5706	Carmarthenshire County Council (Cllr. Emyr Rees, Councillor) [5730]		HOM1: Housing Allocations	Support
5710	Cllr. Kevin Madge [5833]		HOM1: Housing Allocations	Support
5712	Rachel Sheppard [5834]		HOM1: Housing Allocations	Support
5729	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		HOM1: Housing Allocations	Support
5809	Mrs Pauline Barker [5841]		HOM1: Housing Allocations	Support
5820	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	HOM1: Housing Allocations	Object
5830	Mrs Sarah Vickers [5843]		HOM1: Housing Allocations	Support
5834	Cllr. Jean Lewis [3601]		HOM1: Housing Allocations	Object
5882	Mr Robert Sully [2979]		HOM1: Housing Allocations	Object
5891	Llandeilo Town Council (Owen James) [43]		HOM1: Housing Allocations	Object
5892	Llandeilo Town Council (Owen James) [43]		HOM1: Housing Allocations	Object
5934	Mrs Caroline Streek [5563]		HOM1: Housing Allocations	Support
5212	Mr T. & Mr R. Pearce [5617]	Carney Sweeney (Emma Fortune, Associate Director) [5399]	HOM2: Housing within Development Limits	Support
4781	Maralyn Treharne [3888]		HOM3: Homes in Rural Villages	Object
4908	Mr M Thomas [3749]	Evans Banks Planning Limited (Richard Banks) [4967]	HOM3: Homes in Rural Villages	Support
4910	Susan Rodrick [5614]		HOM3: Homes in Rural Villages	Support
4926	TH & MA James & Tomos [3636]	Asbri Planning Ltd (Iwan Rowlands, Graduate Planner) [5619]	HOM3: Homes in Rural Villages	Support
4947	Mr & Mrs . Daniel [863]		HOM3: Homes in Rural Villages	Support
4950	Mr & Mrs . Daniel [863]		HOM3: Homes in Rural Villages	Support
4955	Mr & Mrs . Daniel [863]		HOM3: Homes in Rural Villages	Support
5040	Mr Trevor Davies and Sons [5145]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM3: Homes in Rural Villages	Support
5041	Mr & Mrs Henry [3677]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM3: Homes in Rural Villages	Support
5042	Mrs E Goodwin-Jones [5083]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM3: Homes in Rural Villages	Support

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5043	Mrs J Hadley [5649]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM3: Homes in Rural Villages	Support
5045	Mr & Mrs Hughes [5033]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM3: Homes in Rural Villages	Support
5092	Mr Eirian Williams [877]		HOM3: Homes in Rural Villages	Support
5110	Mr Martin Ingram [3506]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	HOM3: Homes in Rural Villages	Support
5124	Dr P R & Mrs S Cornah [5679]	Dr P R & Mrs S Cornah [5679]	HOM3: Homes in Rural Villages	Support
5157	Mr W M Jones [4010]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM3: Homes in Rural Villages	Object
5241	James George [5711]	Peter Canavan [5712]	HOM3: Homes in Rural Villages	Object
5467	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]		HOM3: Homes in Rural Villages	Object
5769	Cllr Dorian Phillips [3140]		HOM3: Homes in Rural Villages	Object
5813	Cllr. Jean Lewis [3601]		HOM3: Homes in Rural Villages	Object
5842	Cllr. Carys Jones [5744]		HOM3: Homes in Rural Villages	Object
5843	Cllr. Carys Jones [5744]		HOM3: Homes in Rural Villages	Object
5844	Cllr. Carys Jones [5744]		HOM3: Homes in Rural Villages	Object
5890	Cllr. Tyssul Evans [5862]		HOM3: Homes in Rural Villages	Object
5897	Cllr. Ken Howell [5714]		HOM3: Homes in Rural Villages	Object
5898	Cllr. Ken Howell [5714]		HOM3: Homes in Rural Villages	Object
5899	Cllr. Ken Howell [5714]		HOM3: Homes in Rural Villages	Object
4782	Maralyn Treharne [3888]		HOM4 - Homes in Non-Defined Rural Settlements	Object
4900	Gaynor O'Shea [3789]		HOM4 - Homes in Non-Defined Rural Settlements	Support
4905	Christine Griffiths [5610]		HOM4 - Homes in Non-Defined Rural Settlements	Support
4948	Mr & Mrs . Daniel [863]		HOM4 - Homes in Non-Defined Rural Settlements	Support
4951	Mr & Mrs . Daniel [863]		HOM4 - Homes in Non-Defined Rural Settlements	Support
4956	Mr & Mrs . Daniel [863]		HOM4 - Homes in Non-Defined Rural Settlements	Support

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5020	John Erian Davies [5634]		HOM4 - Homes in Non-Defined Rural Settlements	Object
5021	John Erian Davies [5634]		HOM4 - Homes in Non-Defined Rural Settlements	Object
5502	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM4 - Homes in Non-Defined Rural Settlements	Object
5570	JEM & EJ Hughes [5038]	Aled Thomas Planning Design Ltd (Mr Aled Thomas) [3225]	HOM4 - Homes in Non-Defined Rural Settlements	Object
5814	Cllr. Jean Lewis [3601]		HOM4 - Homes in Non-Defined Rural Settlements	Object
5845	Cllr. Carys Jones [5744]		HOM4 - Homes in Non-Defined Rural Settlements	Object
5900	Cllr. Ken Howell [5714]		HOM4 - Homes in Non-Defined Rural Settlements	Object
4824	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		HOM5: Conversion or Subdivision of Existing Dwellings	Support
4829	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		HOM7: Renovation of Derelict or Abandoned Dwellings	Support
5503	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	HOM7: Renovation of Derelict or Abandoned Dwellings	Object
5860	Cllr. Carys Jones [5744]		HOM7: Renovation of Derelict or Abandoned Dwellings	Object
5888	Cllr. Tyssul Evans [5862]		HOM7: Renovation of Derelict or Abandoned Dwellings	Object
5915	Cllr. Ken Howell [5714]		HOM7: Renovation of Derelict or Abandoned Dwellings	Object
4830	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		HOM8: Residential Caravans	Support
4799	The Home Builders Federation (Mark Harris) [2558]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
5486	Llanelli Town Council (Arfon Davies, Town Clerk) [2811]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
5553	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP 5: Affordable Homes Strategy	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5585	Cllr Sue Allen [4624]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
5768	Cllr Dorian Phillips [3140]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
5818	Cllr. Jean Lewis [3601]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
5819	Cllr. Jean Lewis [3601]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
5883	Cllr. Tyssul Evans [5862]		Strategic Policy – SP 5: Affordable Homes Strategy	Object
4802	The Home Builders Federation (Mark Harris) [2558]		AHOM1: Provision of Affordable Homes	Object
5006	Persimmon Homes West Wales (Mrs Kate Harrison, Planner) [3410]		AHOM1: Provision of Affordable Homes	Object
5213	Mr T. & Mr R. Pearce [5617]	Carney Sweeney (Emma Fortune, Associate Director) [5399]	AHOM1: Provision of Affordable Homes	Support
5774	Cllr. Meinir James [5835]		AHOM1: Provision of Affordable Homes	Object
5013	Gwyn Stacey [3003]		AHOM2: Affordable Housing- Exceptions Sites	Support
5770	Cllr Dorian Phillips [3140]		AHOM2: Affordable Housing- Exceptions Sites	Object
5846	Cllr. Carys Jones [5744]		AHOM2: Affordable Housing- Exceptions Sites	Object
5901	Cllr. Ken Howell [5714]		AHOM2: Affordable Housing- Exceptions Sites	Object
5947	Gwyn Stacey [3003]		AHOM2: Affordable Housing- Exceptions Sites	Object
4833	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy – SP 6: Strategic Sites	Support
5512	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 7: Employment and the Economy	Support
5586	Cllr Sue Allen [4624]		Strategic Policy – SP 7: Employment and the Economy	Object
5886	Cllr. Tyssul Evans [5862]		Strategic Policy – SP 7: Employment and the Economy	Object

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5317	Tata Steel Europe Limited [5155]	Gareth Barton [5737]	EME1: Employment- Safeguarding of Employment Sites	Object
5318	Tata Steel Europe Limited [5155]	Gareth Barton [5737]	EME1: Employment- Safeguarding of Employment Sites	Support
5324	Mr B Owen [5741]	JCR Planning Ltd (Mr Craig Jones) [4665]	EME1: Employment- Safeguarding of Employment Sites	Object
5540	Cllr Tina Higgins [2920]		EME1: Employment- Safeguarding of Employment Sites	Object
4834	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		EME3: Employment Proposals on Allocated Sites	Support
5346	Mrs N & A Andreu & Davies [5747]	Evans Banks Planning Limited (Richard Banks) [4967]	EME3: Employment Proposals on Allocated Sites	Object
5426	Mrs Nerys Andreu [5551]		EME3: Employment Proposals on Allocated Sites	Object
5446	Welsh Government (Martin Beynon) [5367]		EME3: Employment Proposals on Allocated Sites	Object
5457	Datblygau Davies Developments [5791]	Geraint John Planning Ltd (Geraint John) [4730]	EME3: Employment Proposals on Allocated Sites	Object
5463	Mr Arwel Davies [5794]		EME3: Employment Proposals on Allocated Sites	Object
5555	Mr G Lewis [5058]	Evans Banks Planning Limited (Richard Banks) [4967]	EME3: Employment Proposals on Allocated Sites	Object
5594	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		EME3: Employment Proposals on Allocated Sites	Support
5847	Cllr. Carys Jones [5744]		EME4: Employment Proposals on Non-Allocated Sites	Object
5902	Cllr. Ken Howell [5714]		EME4: Employment Proposals on Non-Allocated Sites	Object
5527	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 8: Welsh Language and Culture	Support
5548	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP 8: Welsh Language and Culture	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5550	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP 8: Welsh Language and Culture	Object
5772	Cllr. Meinir James [5835]		Strategic Policy – SP 8: Welsh Language and Culture	Object
5848	Cllr. Carys Jones [5744]		Strategic Policy – SP 8: Welsh Language and Culture	Object
5885	Cllr. Tyssul Evans [5862]		Strategic Policy – SP 8: Welsh Language and Culture	Object
5903	Cllr. Ken Howell [5714]		Strategic Policy – SP 8: Welsh Language and Culture	Object
5922	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		Strategic Policy – SP 8: Welsh Language and Culture	Object
5923	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		Strategic Policy – SP 8: Welsh Language and Culture	Object
4789	The Home Builders Federation (Mark Harris) [2558]		WL1: Welsh Language and New Developments	Object
5528	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	WL1: Welsh Language and New Developments	Support
5773	Cllr. Meinir James [5835]		WL1: Welsh Language and New Developments	Object
5928	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		WL1: Welsh Language and New Developments	Object
5931	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		WL1: Welsh Language and New Developments	Object
5595	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Strategic Policy – SP 9: Infrastructure	Support
4788	The Home Builders Federation (Mark Harris) [2558]		INF1: Planning Obligations	Object
5485	Llanelli Town Council (Arfon Davies, Town Clerk) [2811]		INF1: Planning Obligations	Object
5596	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		INF1: Planning Obligations	Support

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4786	The Home Builders Federation (Mark Harris) [2558]		INF2: Healthy Communities	Object
4785	The Home Builders Federation (Mark Harris) [2558]		INF3: Broadband and Telecommunications	Object
4835	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal	Support
5597	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal	Support
5734	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal	Support
4837	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		INF5: Rural Allocations outside Public Sewerage System Catchments	Support
5736	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		INF5: Rural Allocations outside Public Sewerage System Catchments	Object
4838	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy – SP 10: Gypsy and Traveller Provision	Support
5556	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP 10: Gypsy and Traveller Provision	Object
4976	Seasons Holidays Plc [5473]	Lichfields (Mr Jack Collard, Planner) [5472]	Strategic Policy – SP 11: The Visitor Economy	Object
5138	Mr K Strelley [3923]	JCR Planning Ltd (Mr Craig Jones) [4665]	Strategic Policy – SP 11: The Visitor Economy	Object
5507	Mr n/a Stone [5812]	JCR Planning Ltd (Mr Craig Jones) [4665]	Strategic Policy – SP 11: The Visitor Economy	Object
5518	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 11: The Visitor Economy	Support
5775	Cllr. Meinir James [5835]		Strategic Policy – SP 11: The Visitor Economy	Object
5849	Cllr. Carys Jones [5744]		Strategic Policy – SP 11: The Visitor Economy	Object
5851	Cllr. Carys Jones [5744]		Strategic Policy – SP 11: The Visitor Economy	Object

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5853	Cllr. Carys Jones [5744]		Strategic Policy – SP 11: The Visitor Economy	Object
5855	Cllr. Carys Jones [5744]		Strategic Policy – SP 11: The Visitor Economy	Object
5889	Cllr. Tyssul Evans [5862]		Strategic Policy – SP 11: The Visitor Economy	Object
5904	Cllr. Ken Howell [5714]		Strategic Policy – SP 11: The Visitor Economy	Object
5906	Cllr. Ken Howell [5714]		Strategic Policy – SP 11: The Visitor Economy	Object
5908	Cllr. Ken Howell [5714]		Strategic Policy – SP 11: The Visitor Economy	Object
5910	Cllr. Ken Howell [5714]		Strategic Policy – SP 11: The Visitor Economy	Object
5519	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	VE1: Visitor Attractions and Facilities	Support
5504	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	VE2: Holiday Accommodation	Object
5520	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	VE2: Holiday Accommodation	Support
5850	Cllr. Carys Jones [5744]		VE2: Holiday Accommodation	Object
5905	Cllr. Ken Howell [5714]		VE2: Holiday Accommodation	Object
4831	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation	Support
5505	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation	Object
5521	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation	Support
5852	Cllr. Carys Jones [5744]		VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation	Object

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5907	Cllr. Ken Howell [5714]		VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation	Object
4832	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.	Support
5506	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.	Object
5522	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.	Support
5854	Cllr. Carys Jones [5744]		VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.	Object
5909	Cllr. Ken Howell [5714]		VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.	Object
4800	The Home Builders Federation (Mark Harris) [2558]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Object
4981	Mr Havard Hughes [5475]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Object
5015	Gwyn Stacey [3003]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Support
5598	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Support
5612	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	Strategic Policy – SP 12: Placemaking and Sustainable Places	Object
5856	Cllr. Carys Jones [5744]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Object
5911	Cllr. Ken Howell [5714]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Object
5946	Gwyn Stacey [3003]		Strategic Policy – SP 12: Placemaking and Sustainable Places	Object

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4772	The Coal Authority (Mr Christopher Telford) [2376]		PSD1: Effective Design Solutions: Sustainability and Placemaking	Support
4783	The Home Builders Federation (Mark Harris) [2558]		PSD1: Effective Design Solutions: Sustainability and Placemaking	Object
4823	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD1: Effective Design Solutions: Sustainability and Placemaking	Support
4839	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD1: Effective Design Solutions: Sustainability and Placemaking	Support
4982	Mr Havard Hughes [5475]		PSD1: Effective Design Solutions: Sustainability and Placemaking	Object
5513	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	PSD1: Effective Design Solutions: Sustainability and Placemaking	Support
5613	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	PSD1: Effective Design Solutions: Sustainability and Placemaking	Object
5721	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD1: Effective Design Solutions: Sustainability and Placemaking	Support
4779	The Home Builders Federation (Mark Harris) [2558]		PSD3: Green and Blue Infrastructure Network	Object
4840	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD3: Green and Blue Infrastructure Network	Support
5529	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	PSD3: Green and Blue Infrastructure Network	Support
5601	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PSD3: Green and Blue Infrastructure Network	Support
5739	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD3: Green and Blue Infrastructure Network	Object
4842	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows	Support
5741	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows	Support

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5887	Cllr. Tyssul Evans [5862]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows	Object
4777	The Home Builders Federation (Mark Harris) [2558]		PSD5: Development and the Circular Economy	Object
5016	Gwyn Stacey [3003]		PSD5: Development and the Circular Economy	Support
4983	Mr Clive Hanham [2581]		PSD7: Protection of Open Space	Object
4991	Mrs Wendy Evans [2587]		PSD7: Protection of Open Space	Object
4997	Llanedi Community Council (Mr David R Davies,, Clerk) [47]		PSD7: Protection of Open Space	Object
5145	Mr & Mrs D. & F Alexander [5689]		PSD7: Protection of Open Space	Object
5438	Mr & Mrs D. & F Alexander [5689]		PSD7: Protection of Open Space	Object
5444	Julie Joseph [5788]		PSD7: Protection of Open Space	Object
5535	Cllr Tina Higgins [2920]		PSD7: Protection of Open Space	Support
5537	Cllr Tina Higgins [2920]		PSD7: Protection of Open Space	Object
5574	Mrs Rhian Wynne Jones [2691]		PSD7: Protection of Open Space	Object
5684	Mrs Jane Driver [5830]		PSD7: Protection of Open Space	Object
5685	Mrs Jane Driver [5830]		PSD7: Protection of Open Space	Object
5688	Mr Mark Vickers [5128]		PSD7: Protection of Open Space	Object
5689	Mr Mark Vickers [5128]		PSD7: Protection of Open Space	Object
5692	Allan & Claire Rush [5831]		PSD7: Protection of Open Space	Object
5693	Allan & Claire Rush [5831]		PSD7: Protection of Open Space	Object
5696	Mrs Ann Broom [5832]		PSD7: Protection of Open Space	Object
5697	Mrs Ann Broom [5832]		PSD7: Protection of Open Space	Object
5700	Gareth & Susan Williams [5337]		PSD7: Protection of Open Space	Object
5701	Gareth & Susan Williams [5337]		PSD7: Protection of Open Space	Object
5704	Dr John Studley [4959]		PSD7: Protection of Open Space	Object
5705	Dr John Studley [4959]		PSD7: Protection of Open Space	Object
5708	Carmarthenshire County Council (Cllr. Emyr Rees, Councillor) [5730]		PSD7: Protection of Open Space	Object
5709	Carmarthenshire County Council (Cllr. Emyr Rees, Councillor) [5730]		PSD7: Protection of Open Space	Object
5711	Cllr. Kevin Madge [5833]		PSD7: Protection of Open Space	Object

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5714	Rachel Sheppard [5834]		PSD7: Protection of Open Space	Object
5715	Rachel Sheppard [5834]		PSD7: Protection of Open Space	Object
5808	Mrs Pauline Barker [5841]		PSD7: Protection of Open Space	Object
5810	Mrs Pauline Barker [5841]		PSD7: Protection of Open Space	Object
5832	Mrs Sarah Vickers [5843]		PSD7: Protection of Open Space	Object
5833	Mrs Sarah Vickers [5843]		PSD7: Protection of Open Space	Object
5414	Ms Roxane Lawrence [2986]		PSD8: Provision of New Open Space	Object
5857	Cllr. Carys Jones [5744]		Strategic Policy – SP 13: Rural Development	Object
5858	Cllr. Carys Jones [5744]		Strategic Policy – SP 13: Rural Development	Object
5863	Cllr. Carys Jones [5744]		Strategic Policy – SP 13: Rural Development	Object
5868	Cllr. Carys Jones [5744]		Strategic Policy – SP 13: Rural Development	Object
5912	Cllr. Ken Howell [5714]		Strategic Policy – SP 13: Rural Development	Object
5913	Cllr. Ken Howell [5714]		Strategic Policy – SP 13: Rural Development	Object
5918	Cllr. Ken Howell [5714]		Strategic Policy – SP 13: Rural Development	Object
5291	Llanarthne Community Council (Mr Gary Evans) [2831]		Rural Enterprise Dwellings	Object
5498	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	RD1: Replacement Dwellings in the Open Countryside	Object
5499	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	RD2: Conversion and Re-Use of Rural Buildings for Residential Use	Object
5767	Cllr Dorian Phillips [3140]		RD2: Conversion and Re-Use of Rural Buildings for Residential Use	Object
5859	Cllr. Carys Jones [5744]		RD2: Conversion and Re-Use of Rural Buildings for Residential Use	Object
5914	Cllr. Ken Howell [5714]		RD2: Conversion and Re-Use of Rural Buildings for Residential Use	Object
5500	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	RD3: Farm Diversification	Object

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5862	Cllr. Carys Jones [5744]		RD3: Farm Diversification	Object
5917	Cllr. Ken Howell [5714]		RD3: Farm Diversification	Object
5501	JCR Planning Ltd [2987]	JCR Planning Ltd (Mr Craig Jones) [4665]	RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use	Object
4849	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment	Support
5245	Amanda Kirk [5715]		Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment	Object
5532	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment	Support
5748	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment	Support
4851	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		NE3: Corridors, Networks and Features of Distinctiveness	Support
5750	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		NE3: Corridors, Networks and Features of Distinctiveness	Object
4852	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		NE4: Development within the Caeau Mynydd Mawr SPG Area	Support
4993	Mrs Wendy Evans [2587]		NE4: Development within the Caeau Mynydd Mawr SPG Area	Object
5751	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		NE4: Development within the Caeau Mynydd Mawr SPG Area	Support
5514	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	NE5: Coastal Management	Support
5515	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	NE6: Coastal Development	Support
4854	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		NE7: Coastal Change Management Area	Support

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5516	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	NE7: Coastal Change Management Area	Support
5753	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		NE7: Coastal Change Management Area	Object
5524	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment	Support
5530	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment	Support
5861	Cllr. Carys Jones [5744]		Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment	Object
5916	Cllr. Ken Howell [5714]		Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment	Object
4914	Mrs Rosalind Bellamy [5615]		Policy BHE1: Listed Buildings and Conservation Areas	Support
4959	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Policy BHE1: Listed Buildings and Conservation Areas	Object
4625	Mrs Denise Thomas [5446]		BHE2: Landscape Character	Support
4627	Mr Mark Hadley [5450]		BHE2: Landscape Character	Object
4628	J Anderson [5456]		BHE2: Landscape Character	Support
4642	Mrs Veronika Hurbis [5459]		BHE2: Landscape Character	Object
4644	Mrs Veronika Hurbis [5459]		BHE2: Landscape Character	Object
4717	Mrs Natalie Singh [5445]		BHE2: Landscape Character	Object
4745	Mr Alan Barnard [5547]		BHE2: Landscape Character	Object
4746	Mrs wilma rose [5549]		BHE2: Landscape Character	Object
4747	Mr Malcolm Rose [5550]		BHE2: Landscape Character	Object
4748	Mrs Susan Brown [5552]		BHE2: Landscape Character	Object
4749	Mr David Heafield [5554]		BHE2: Landscape Character	Object

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4750	Mrs Andrea Nezhati [5555]		BHE2: Landscape Character	Object
4752	Mr Hewan Ormson [2627]		BHE2: Landscape Character	Object
4753	Miss Sally Hewes [5557]		BHE2: Landscape Character	Object
4755	Mr Colin Evans [5559]		BHE2: Landscape Character	Object
4758	Mr Hendrik Smit [5562]		BHE2: Landscape Character	Object
4762	Mr Christoph Fischer [5564]		BHE2: Landscape Character	Object
4780	Mrs Penny Thomas [5567]		BHE2: Landscape Character	Object
4794	Doug Norman [5573]		BHE2: Landscape Character	Object
4809	Mr Robert Evans [5580]		BHE2: Landscape Character	Object
4815	Rosemary Williams [5585]		BHE2: Landscape Character	Object
4816	Mr Peter Lee-Thompson [5586]		BHE2: Landscape Character	Object
4862	Dr Rhys ap Iwryn PHILLIPS [5592]		BHE2: Landscape Character	Object
4871	Miss Carys Jones [5594]		BHE2: Landscape Character	Object
4877	Mr David Marriott [5602]		BHE2: Landscape Character	Support
4879	Mr Ieuan Davies [5603]		BHE2: Landscape Character	Object
4881	Jackie Joyce [5604]		BHE2: Landscape Character	Object
4906	Mr Robert Lankester [5613]		BHE2: Landscape Character	Object
4913	Mrs Rosalind Bellamy [5615]		BHE2: Landscape Character	Object
4931	Mr DALJIT SINGH [5451]		BHE2: Landscape Character	Object
4935	Ms Clare Bishop [5623]		BHE2: Landscape Character	Object
4936	Mrs Julie Williams [5624]		BHE2: Landscape Character	Object
4938	Mr John Williams [5625]		BHE2: Landscape Character	Object
4957	Mrs Diana Hatcher [5628]		BHE2: Landscape Character	Object
4972	Mr Neil Sargent [5630]		BHE2: Landscape Character	Object
4974	Ms Rachel Maddan [5616]		BHE2: Landscape Character	Object
4985	Mr Havard Hughes [5475]		BHE2: Landscape Character	Object
4994	Mr Havard Hughes [5475]		BHE2: Landscape Character	Object
4995	Miss Elissa Aldous-Hughes [5631]		BHE2: Landscape Character	Object
5004	Mr Eirian Edwards [5449]		BHE2: Landscape Character	Object
5010	Mrs Nicola Edwards [5633]		BHE2: Landscape Character	Object
5017	Miss Tara-Jane Sutcliffe [5608]		BHE2: Landscape Character	Object
5182	Llangadog Community Council (Caron Thomas) [56]		BHE2: Landscape Character	Object

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5246	Tamsin Law [5716]		BHE2: Landscape Character	Object
5395	Kate Glanville [5759]		BHE2: Landscape Character	Object
5531	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	BHE2: Landscape Character	Support
5611	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	BHE2: Landscape Character	Object
5624	Miss Tara-Jane Sutcliffe [5608]		BHE2: Landscape Character	Object
5801	Patricia Morgan-Black [5837]		BHE2: Landscape Character	Object
5836	Mr Gary Jones [5845]		BHE2: Landscape Character	Object
4775	The Home Builders Federation (Mark Harris) [2558]		Strategic Policy – SP 16: Climate Change	Object
4858	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy – SP 16: Climate Change	Support
5214	Mr T. & Mr R. Pearce [5617]	Carney Sweeney (Emma Fortune, Associate Director) [5399]	Strategic Policy – SP 16: Climate Change	Support
5517	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 16: Climate Change	Support
5559	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy – SP 16: Climate Change	Object
5602	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Strategic Policy – SP 16: Climate Change	Support
5757	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Strategic Policy – SP 16: Climate Change	Support
5881	Cllr. Neil Lewis [5861]		Strategic Policy – SP 16: Climate Change	Object
4986	Mr Havard Hughes [5475]		CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas	Object
5525	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas	Support
5560	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas	Object

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5561	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas	Object
5614	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas	Object
5797	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas	Support
4987	Mr Havard Hughes [5475]		CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	Object
5000	Miss Elissa Aldous-Hughes [5631]		CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	Object
5526	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	Support
5562	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	Object
5615	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	Object
5798	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	Support
4774	The Home Builders Federation (Mark Harris) [2558]		Policy CCH3 – Electric Vehicle Charging Points	Object
4916	Mrs Rosalind Bellamy [5615]		Policy CCH3 – Electric Vehicle Charging Points	Support
5777	Cllr. Meinir James [5835]		Policy CCH3 – Electric Vehicle Charging Points	Object
5874	Cllr. Neil Lewis [5861]		Policy CCH3 – Electric Vehicle Charging Points	Object
4771	The Home Builders Federation (Mark Harris) [2558]		CCH4: Water Quality and Protection of Water Resources	Object
5566	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		CCH4: Water Quality and Protection of Water Resources	Support

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5760	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		CCH4: Water Quality and Protection of Water Resources	Object
5822	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	CCH4: Water Quality and Protection of Water Resources	Object
4989	Mr Havard Hughes [5475]		CCH6: Renewable and Low Carbon Energy in New Developments	Object
5616	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	CCH6: Renewable and Low Carbon Energy in New Developments	Object
5779	Cllr. Meinir James [5835]		CCH6: Renewable and Low Carbon Energy in New Developments	Object
4864	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		CCH7: Climate Change – Forest, Woodland, and Tree Planting	Support
4990	Mr Havard Hughes [5475]		CCH7: Climate Change – Forest, Woodland, and Tree Planting	Object
5617	Carmarthenshire Residents' Action Group [5827]	Mr Havard Hughes [5475]	CCH7: Climate Change – Forest, Woodland, and Tree Planting	Object
5763	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		CCH7: Climate Change – Forest, Woodland, and Tree Planting	Object
5780	Cllr. Meinir James [5835]		CCH7: Climate Change – Forest, Woodland, and Tree Planting	Object
4770	The Home Builders Federation (Mark Harris) [2558]		Strategic Policy – SP 17: Transport and Accessibility	Object
5582	Cllr Sue Allen [4624]		Strategic Policy – SP 17: Transport and Accessibility	Object
5940	Mrs Karen Burch [3370]		Strategic Policy – SP 17: Transport and Accessibility	Object
5950	Helen Whittle [5805]		Strategic Policy – SP 17: Transport and Accessibility	Object
5955	Sue Turner [5806]		Strategic Policy – SP 17: Transport and Accessibility	Object
5605	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		TRA1: Transport and Highways Infrastructural Improvements	Support

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5941	Mrs Karen Burch [3370]		TRA2: Active Travel	Object
5949	Helen Whittle [5805]		TRA2: Active Travel	Object
5956	Sue Turner [5806]		TRA2: Active Travel	Object
5942	Mrs Karen Burch [3370]		TRA4: Redundant Rail Corridors	Object
5951	Helen Whittle [5805]		TRA4: Redundant Rail Corridors	Object
5953	Sue Turner [5806]		TRA4: Redundant Rail Corridors	Object
4866	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy SP 18: Mineral Resources	Support
4967	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources	Support
4968	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources	Support
4969	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources	Support
5533	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy SP 18: Mineral Resources	Support
5565	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Strategic Policy SP 18: Mineral Resources	Object
5776	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Strategic Policy SP 18: Mineral Resources	Object
5606	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		MR1: Mineral Proposals	Support
5794	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	MR1: Mineral Proposals	Object
4960	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		MR2: Mineral Buffer Zones	Object
5563	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		MR2: Mineral Buffer Zones	Object
4962	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		MR3: Mineral Safeguarding Areas	Object

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5534	Pembrokeshire Coast National Park Authority [1167]	Pembrokeshire Coast National Park Authority (Gayle Lister, Planning Officer (Strategic Policy)) [5815]	Strategic Policy – SP 19: Sustainable Waste Management	Support
5795	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	Strategic Policy – SP 19: Sustainable Waste Management	Object
5796	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	WM2: Landfill Proposals	Object
4641	mrs tracy reddie [3287]		13. Glossary	Support
5018	Gwyn Stacey [3003]		Appendix 3 - Supplementary Planning Guidance	Support
5564	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Appendix 4: Minerals Sites	Object
4766	The Home Builders Federation (Mark Harris) [2558]		Appendix 7 – Housing Trajectory	Object
5544	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Appendix 7 – Housing Trajectory	Object
4643	Mrs Veronika Hurbis [5459]		Overview, 3.8	Object
4629	Mrs Karen Burch [3370]		Well-being and Sustainable Development, 4.12	Object
5782	Cllr. Meinir James [5835]		Environment, 4.48	Object
5871	Cllr. Neil Lewis [5861]		5. Issues Identification, 5.5	Object
4764	The Home Builders Federation (Mark Harris) [2558]		5. Issues Identification, 5.6	Object
5371	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	5. Issues Identification, 5.6	Support
5587	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		5. Issues Identification, 5.6	Support
5872	Cllr. Neil Lewis [5861]		5. Issues Identification, 5.7	Object
5372	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	6. A Vision for 'One Carmarthenshire', 6.4	Support
5873	Cllr. Neil Lewis [5861]		6. A Vision for 'One Carmarthenshire', 6.4	Object
4970	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		7. Strategic Objectives, 7.6	Object

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4971	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		7. Strategic Objectives, 7.6	Object
5373	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	7. Strategic Objectives, 7.6	Support
5374	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	7. Strategic Objectives, 7.6	Support
5588	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		7. Strategic Objectives, 7.6	Support
4765	The Home Builders Federation (Mark Harris) [2558]		SO10 To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.	Object
4977	Seasons Holidays Plc [5473]	Lichfields (Mr Jack Collard, Planner) [5472]	SO13 To make provision for sustainable & high quality all year round tourism related initiatives.	Object
5375	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	Growth Options, 8.2	Object
4790	The Home Builders Federation (Mark Harris) [2558]		Identifying the Preferred Strategic Growth Option, 8.7	Object
5589	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		The Preferred Spatial Option, 8.17	Support
4791	The Home Builders Federation (Mark Harris) [2558]		Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20	Object
4893	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20	Support
5164	Jonathan Rainey (Mr Chris Edge) [4682]		Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20	Object
4792	The Home Builders Federation (Mark Harris) [2558]		Deliverable Growth, 9.10	Object
5377	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	Deliverable Growth, 9.11	Support
4793	The Home Builders Federation (Mark Harris) [2558]		Placemaking, Infrastructure and Cohesive Communities, 9.43	Object

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5590	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Placemaking, Infrastructure and Cohesive Communities, 9.43	Support
5591	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Placemaking, Infrastructure and Cohesive Communities, 9.47	Support
4737	A New [5211]		Environmental Qualities and Areas for Protection, 9.51	Support
4636	Melyn Ltd (Catharine Walter) [3962]	Mr Joe Ayoubkhani [5458]	Teifi, 10.21	Support
4817	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		11. Policies, 11.1	Support
5716	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		11. Policies, 11.1	Support
4819	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		SG1: Regeneration and Mixed-Use Sites, 11.16	Support
5718	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		SG1: Regeneration and Mixed-Use Sites, 11.16	Support
4767	The Home Builders Federation (Mark Harris) [2558]		SG2: Reserve Sites, 11.18	Object
4822	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		SG3: Pembrey Peninsula, 11.25	Support
5720	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		SG3: Pembrey Peninsula, 11.25	Support
4619	Mr Conor MacDonald [5438]		Strategic Policy – SP 2: Retail and Town Centres, 11.48	Support
4896	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Strategic Policy – SP3: Sustainable Distribution – Settlement Framework, 11.71	Support
4649	Kedrick Davies [852]		SD1: Development Limits, 11.75	Object
5378	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	Strategic Policy – SP4: A Sustainable Approach to Providing New Homes, 11.79	Object
5545	Welsh Government (Mr Neil Hemington, Chief Planner) [5816]		Windfall, 11.82	Object

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4787	The Home Builders Federation (Mark Harris) [2558]		Windfall, 11.83	Object
5811	Cllr. Jean Lewis [3601]		HOM3: Homes in Rural Villages, 11.90	Object
4952	Cllr. Jean Lewis [3601]		HOM3: Homes in Rural Villages, 11.91	Object
5812	Cllr. Jean Lewis [3601]		HOM3: Homes in Rural Villages, 11.91	Object
5012	Gwyn Stacey [3003]		AHOM2: Affordable Housing- Exceptions Sites, 11.124	Support
5815	Cllr. Jean Lewis [3601]		EME4: Employment Proposals on Non-Allocated Sites, 11.165	Object
5924	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		Strategic Policy – SP 8: Welsh Language and Culture, 11.173	Support
5867	Dyfodol (J Wyn Thomas) [563]		Strategic Policy – SP 8: Welsh Language and Culture, 11.174	Support
5925	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		Strategic Policy – SP 8: Welsh Language and Culture, 11.174	Object
5926	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		Strategic Policy – SP 8: Welsh Language and Culture, 11.174	Support
5927	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		Strategic Policy – SP 8: Welsh Language and Culture, 11.176	Object
5930	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		WL1: Welsh Language and New Developments, 11.178	Support
5929	Rhanbarth Sir Gâr Cymdeithas yr Iaith (Rhanbarth Sir Gâr) [2370]		WL1: Welsh Language and New Developments, 11.179	Object
4836	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal, 11.208	Support
5735	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal, 11.208	Support
5948	Gwyn Stacey [3003]		VE2: Holiday Accommodation, 11.247	Object
5599	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Strategic Policy – SP 12: Placemaking and Sustainable Places, 11.273	Support
5600	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Strategic Policy – SP 12: Placemaking and Sustainable Places, 11.273	Support

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4841	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD3: Green and Blue Infrastructure Network, 11.301	Support
5740	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD3: Green and Blue Infrastructure Network, 11.301	Support
4843	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.302	Support
5742	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.302	Support
4844	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.304	Support
5743	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.304	Support
4845	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.306	Support
5744	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.306	Support
4776	The Home Builders Federation (Mark Harris) [2558]		PSD8: Provision of New Open Space, 11.333	Object
4618	Mr Conor MacDonald [5438]		PSD9: Advertisements, 11.335	Support
4846	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Light, 11.348	Support
5745	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Light, 11.348	Support
5894	Llandeilo Town Council (Owen James) [43]		Air, 11.351	Object
4847	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Air, 11.356	Support
5746	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Air, 11.356	Support
4848	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Air, 11.357	Support

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5747	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Air, 11.357	Object
5835	Cllr. Hefin Jones [5844]		The Rural Economy, 11.375	Object
5469	Llanarthne Community Council (Mr Gary Evans) [2831]		Rural Enterprise Dwellings, 11.379	Object
5816	Cllr. Jean Lewis [3601]		Rural Enterprise Dwellings, 11.379	Object
5945	Gwyn Stacey [3003]		Rural Enterprise Dwellings, 11.379	Object
5817	Cllr. Jean Lewis [3601]		RD3: Farm Diversification, 11.393	Object
4850	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment, 11.406	Support
5749	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment, 11.406	Support
4853	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		NE5: Coastal Management, 11.429	Support
5752	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		NE5: Coastal Management, 11.429	Support
4855	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		NE7: Coastal Change Management Area, 11.440	Support
5754	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		NE7: Coastal Change Management Area, 11.440	Object
4856	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		BHE2: Landscape Character, 11.458	Support
5755	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		BHE2: Landscape Character, 11.458	Support
4857	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		BHE2: Landscape Character, 11.459	Support
4975	Miss Elissa Aldous-Hughes [5631]		BHE2: Landscape Character, 11.459	Object
5756	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		BHE2: Landscape Character, 11.459	Support

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4859	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Strategic Policy – SP 16: Climate Change, 11.471	Support
5758	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Strategic Policy – SP 16: Climate Change, 11.471	Object
5877	Cllr. Neil Lewis [5861]		Strategic Policy – SP 16: Climate Change, 11.471	Object
5878	Cllr. Neil Lewis [5861]		Strategic Policy – SP 16: Climate Change, 11.476	Object
4988	Mr Havard Hughes [5475]		Renewable Energy Assessment, 11.484	Object
5011	Miss Elissa Aldous-Hughes [5631]		Renewable Energy Assessment, Table 9: Resource Summary	Object
4860	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Local Search Areas, 11.486	Support
5759	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Local Search Areas, 11.486	Support
5879	Cllr. Neil Lewis [5861]		Policy CCH3 – Electric Vehicle Charging Points, 11.493	Object
5778	Cllr. Meinir James [5835]		Policy CCH3 – Electric Vehicle Charging Points, 11.495	Object
5875	Cllr. Neil Lewis [5861]		Policy CCH3 – Electric Vehicle Charging Points, 11.495	Object
5876	Cllr. Neil Lewis [5861]		Policy CCH3 – Electric Vehicle Charging Points, 11.496	Object
5603	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		CCH4: Water Quality and Protection of Water Resources, 11.510	Support
5761	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		CCH4: Water Quality and Protection of Water Resources, 11.514	Object
5604	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		CCH4: Water Quality and Protection of Water Resources, 11.516	Support
4863	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		CCH5: Flood Risk Management and Avoidance, 11.525	Support

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5762	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		CCH5: Flood Risk Management and Avoidance, 11.525	Object
4865	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		CCH7: Climate Change – Forest, Woodland, and Tree Planting, 11.532	Support
5764	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		CCH7: Climate Change – Forest, Woodland, and Tree Planting, 11.532	Object
5880	Cllr. Neil Lewis [5861]		Strategic Policy – SP 17: Transport and Accessibility, 11.538	Object
4683	Llandeilo Town Council (Owen James) [43]		TRA1: Transport and Highways Infrastructural Improvements, 11.547	Support
5895	Llandeilo Town Council (Owen James) [43]		TRA1: Transport and Highways Infrastructural Improvements, 11.550	Object
4963	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources, 11.564	Object
4666	Cardigan Sand & Gravel Company Limited [5488]	Mrs Tamsyn Luggar [5487]	Strategic Policy SP 18: Mineral Resources, 11.565	Support
4964	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources, 11.565	Object
4667	Cardigan Sand & Gravel Company Limited [5488]	Mrs Tamsyn Luggar [5487]	Strategic Policy SP 18: Mineral Resources, 11.566	Support
4965	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources, 11.566	Object
4966	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		Strategic Policy SP 18: Mineral Resources, 11.567	Object
4961	Mineral Products Association Wales (Mr Nick Horsley, Director of Planning) [3778]		MR3: Mineral Safeguarding Areas, 11.573	Object
4868	Natural Resources Wales (To Whom it Concerns, Planning) [2315]		Monitoring, 12.9	Support
5781	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		Monitoring, 12.9	Support
4784	Ms Petra Wood [2690]		PrC1/h2	Object

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5173	Evans Banks Planning Limited (Richard Banks) [4967]		PrC1/h4	Object
5254	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC1/h4	Object
5620	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/h4	Support
5621	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/h5	Support
5622	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/h8	Support
5453	Mr P Morris [3844]	JCR Planning Ltd (Mr Craig Jones) [4665]	PrC1/h10	Support
5571	Philip Evans [4147]		PrC1/h10	Object
5623	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/h10	Support
5059	Mr P. Evans [5656]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC1/h12	Support
5625	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/h12	Support
5252	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC1/MU1	Object
5282	Evans Banks Planning Limited (Richard Banks) [4967]		PrC1/MU1	Object
5253	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC1/MU2	Object
5345	Evans Banks Planning Limited (Richard Banks) [4967]		PrC1/MU2	Object
5384	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	PrC1/MU2	Object
5626	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/MU2	Support
5255	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC1/h1	Object

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5076	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC1/h4	Object
5627	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC1/h4	Support
5628	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		Sec2/h2	Support
5257	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV1/h1	Object
5174	Evans Banks Planning Limited (Richard Banks) [4967]		SuV4/h1	Object
5629	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV4/h1	Support
4698	Mr Rhodri Walters [5479]	JMS Planning & Development Ltd (Mrs Gwennan Jenkins, Director) [5478]	SuV10/h1	Support
4710	Mrs Sarah Macdonald [5527]		SuV10/h2	Object
5630	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV10/h2	Support
5631	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV11/h1	Support
4756	Miss Miriam Jones [5560]		SuV12/h1	Support
4825	Mrs Dilys Reynolds [5588]		SuV12/h1	Object
4929	Mrs Helen Thomas [5618]		SuV12/h1	Object
4932	Mr James Brown [5622]		SuV12/h1	Object
4933	Mr David Icke [4507]		SuV12/h1	Object
4937	Ms Clare Bishop [5623]		SuV12/h1	Object
5175	Evans Banks Planning Limited (Richard Banks) [4967]		SuV12/h1	Object
5256	Mr & Mrs J. T. J. & C.W. Davies [5720]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV12/h1	Object
5292	Suzanne Bowen [5729]		SuV12/h1	Object
5632	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV12/h1	Support
4658	Datblygiadau Moelfre Dev Ltd Kevin Thomas [5480]	Geraint John Planning Luke Harrell [5476]	SuV14/h1	Support

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4901	Llanllawddog Community Council (Mr Andrew Rees, Clerk) [65]		SuV14/h1	Object
5069	Moelfre Developments Ltd [498]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV14/h1	Support
4723	Mr Christopher Williams [3938]		SuV17/h1	Object
5633	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV17/h1	Support
5634	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV19/h2	Support
4796	Mrs Ann Gower [5535]		SuV20/h1	Object
4797	Mr Andy Haywood [5574]		SuV20/h1	Object
4801	Ms Karina Ratty [5575]		SuV20/h1	Object
4803	Mrs Emily Peake-Pitman [5576]		SuV20/h1	Object
4804	Mr Mark Spragg [4827]		SuV20/h1	Object
4805	Lisa J Donne [5577]		SuV20/h1	Object
4806	Mr Rhodri M Donne [5578]		SuV20/h1	Object
4807	Enfys Davies [3751]		SuV20/h1	Object
4808	Mr & Mrs S Lowe [5579]		SuV20/h1	Object
4810	Ms Rhiannon Herridge [5581]		SuV20/h1	Object
4811	Miss Sally Hewes [5557]		SuV20/h1	Object
4812	M Raddenbury [5582]		SuV20/h1	Object
4861	Ann Hunter [5590]		SuV20/h1	Object
4867	Mr William Hunt [5593]		SuV20/h1	Object
5033	Mr A Yelland [5045]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV20/h1	Support
5053	B Harkin [5654]		SuV20/h1	Object
5287	Mudiad Amddiffyn Porthyrhyd (Mrs M E Evans) [619]		SuV20/h1	Object
5294	Ann Gruffydd Rhys [5731]		SuV20/h1	Object
5307	Mr Rhodri Lewis [3411]		SuV20/h1	Object
5310	Mr Gerwyn Rhys [3100]		SuV20/h1	Object
5347	Mrs Miriam Biddle [3380]		SuV20/h1	Object
5408	Gwenda Griffiths [5772]		SuV20/h1	Object

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5409	Christopher Short [5773]		SuV20/h1	Object
5410	Marian Short [5774]		SuV20/h1	Object
5411	Amanda Jones [5775]		SuV20/h1	Object
5416	M M Jones [5778]		SuV20/h1	Object
5429	Mr Gerwyn Rhys [3100]		SuV20/h1	Object
5474	Mair Evans [5798]		SuV20/h1	Object
5477	Glanville & Anne Evans [5799]		SuV20/h1	Object
5478	Glan Davies [5800]		SuV20/h1	Object
5479	E. & J. H. Jones [5801]		SuV20/h1	Object
5480	Mr Brian Evans [2973]		SuV20/h1	Object
5635	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV20/h1	Support
5805	Stephen Price [5838]		SuV20/h1	Object
5236	Evans Banks Planning Limited (Richard Banks) [4967]		PrC2/h1	Object
5264	Mr C Hurley [4688]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h1	Object
5275	Dr D Gravell [3663]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h1	Object
5421	Mr B.O. Beynon [5011]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h1	Object
5637	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/h1	Support
5237	Evans Banks Planning Limited (Richard Banks) [4967]		PrC2/h4	Object
5937	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	PrC2/h4	Object
5380	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	PrC2/h10	Object
5638	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/h10	Support
5726	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC2/h10	Object

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5313	Tata Steel Europe Limited [5155]	Gareth Barton [5737]	PrC2/h15	Support
5828	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	PrC2/h15	Object
5176	Evans Banks Planning Limited (Richard Banks) [4967]		PrC2/h16	Object
4621	Miss Rhiannon Sandy [5441]		PrC2/h20	Object
4657	Cllr. Gary Jones [4783]		PrC2/h20	Object
4694	E P A Alcock [4484]		PrC2/h20	Object
5127	Susan Thomas [5681]		PrC2/h20	Object
5135	Mr & Mrs V Kinsey [5686]		PrC2/h20	Object
5136	Paul & Carol Harries [4477]		PrC2/h20	Object
5137	Mr & Mrs William Edward Harries [5688]	Paul & Carol Harries [4477]	PrC2/h20	Object
5639	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/h20	Support
5238	Evans Banks Planning Limited (Richard Banks) [4967]		PrC2/h22	Object
5262	Mr C Hurley [4688]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h22	Object
5273	Dr D Gravell [3663]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h22	Object
5381	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	PrC2/h22	Object
5419	Mr B.O. Beynon [5011]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h22	Object
5005	Persimmon Homes West Wales (Mrs Kate Harrison, Planner) [3410]		PrC2/h23	Support
5239	Evans Banks Planning Limited (Richard Banks) [4967]		PrC2/h23	Object
5263	Mr C Hurley [4688]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h23	Object
5274	Dr D Gravell [3663]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h23	Object
5379	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	PrC2/h23	Object

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5420	Mr B.O. Beynon [5011]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC2/h23	Object
5829	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	PrC2/h28	Object
5641	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC3/h2	Support
5783	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC3/h2	Object
5784	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC3/h3	Object
5785	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC3/h4	Object
5224	Evans Banks Planning Limited (Richard Banks) [4967]		SeC4/h2	Object
5261	Mr C Hurley [4688]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC4/h2	Object
5270	Mr K Green [484]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC4/h2	Object
5272	Dr D Gravell [3663]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC4/h2	Object
5423	Mr B.O. Beynon [5011]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC4/h2	Object
5786	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC5/h1	Object
5382	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	SeC5/h2	Object
5787	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC5/h2	Object
5221	Evans Banks Planning Limited (Richard Banks) [4967]		SeC6/h2	Object

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5278	Mrs D Davies [4075]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC6/h2	Object
5179	Evans Banks Planning Limited (Richard Banks) [4967]		SeC7/h1	Object
4615	Mrs Samantha Phillips [5431]		SeC7/h3	Object
4622	Mrs C Green [5442]		SeC7/h3	Object
4623	Mrs Sara Green [5443]		SeC7/h3	Object
4656	Cllr. Gary Jones [4783]		SeC7/h3	Object
4660	Mr Karl Phillips [5482]		SeC7/h3	Object
4670	Ms Sian Ajzan [5492]		SeC7/h3	Object
4671	Mr Keith Fennell [5493]		SeC7/h3	Object
4672	Mrs C Thomas [574]		SeC7/h3	Object
4673	kevin Brazel [3070]		SeC7/h3	Object
4674	Ms C Woods [5496]		SeC7/h3	Object
4675	Mr Wyn Richards [4835]		SeC7/h3	Object
4676	Mr S Phillips [5497]		SeC7/h3	Object
4678	Cllr. M Cranham [5498]		SeC7/h3	Object
4768	Lynn Hunt [5566]		SeC7/h3	Object
4773	Mr Phillip Jackson [5568]		SeC7/h3	Object
5027	Kevin Goddard [5640]		SeC7/h3	Object
5037	Andrea Hudson [5647]		SeC7/h3	Object
5131	Russell Myners [3719]		SeC7/h3	Object
5180	Evans Banks Planning Limited (Richard Banks) [4967]		SeC7/h3	Object
5209	Miss Karen Geen [3240]		SeC7/h3	Object
5216	Nia & Jason Carrick [5703]		SeC7/h3	Object
5642	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC7/h3	Support
5727	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		SeC7/h3	Object
4617	Mr Conor MacDonald [5438]		SeC7/h4	Support
5643	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC7/h4	Support

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
4616	Mr Conor MacDonald [5438]		SeC7/h5	Support
4632	Mrs Karen Burch [3370]		SeC8/h1	Object
5788	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC8/h1	Object
5226	Evans Banks Planning Limited (Richard Banks) [4967]		SeC8/h2	Object
5265	Mr C Hurley [4688]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC8/h2	Object
5276	Dr D Gravell [3663]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC8/h2	Object
5422	Mr B.O. Beynon [5011]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC8/h2	Object
5789	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC8/h2	Object
5227	Evans Banks Planning Limited (Richard Banks) [4967]		SeC8/h3	Object
5790	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SeC8/h3	Object
5791	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SuV22/h1	Object
5644	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV22/h2	Support
5792	Ministry of Defence [1160]	Ministry of Defence (Christopher Waldron, DIO Assistant Safeguarding Manager) [5836]	SuV22/h2	Object
5482	Dale Bowler [5802]	Asbri Planning Ltd (Iwan Rowlands, Graduate Planner) [5619]	SuV23/h1	Object
5071	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV23/h2	Object
5483	Dale Bowler [5802]	Asbri Planning Ltd (Iwan Rowlands, Graduate Planner) [5619]	SuV23/h2	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5645	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV23/h2	Support
4719	Mr & Mrs A Davies [5529]		PrC3/h4	Object
4898	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	Swallow Investments Limited (Swallow Investments Ltd M Utting) [5536]	PrC3/h4	Object
4911	Mr & Mrs A Davies [5529]		PrC3/h4	Object
5181	Evans Banks Planning Limited (Richard Banks) [4967]		PrC3/h4	Object
5220	Miss Joy Richards [605]		PrC3/h4	Object
5383	Barratt David Wilson Homes (Mrs Francesca Evans, Senior Planner) [4879]	Boyer Planning (Katherine Dowdall) [5726]	PrC3/h4	Object
5728	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/h4	Object
5938	Mr & Mrs Harries & Sainty [4009]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h4	Object
4939	Maes Ifan Developments [5543]	Mr T Mabbitt [5075]	PrC3/h6	Support
5368	Mr I Jones [3968]	JCR Planning Ltd (Mr Craig Jones) [4665]	PrC3/h6	Object
5722	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/h33	Object
5062	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h36	Object
5367	Mr I Jones [3968]	JCR Planning Ltd (Mr Craig Jones) [4665]	PrC3/h36	Object
5207	NBA Developments (Mr Neal Atkins) [17]	Asbri Planning Limited (Mr Richard Bowen) [591]	PrC3/h8	Support
4999	Mr Phillip Jones [3886]		PrC3/h14	Object
5067	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h14	Object
5267	Sauro Homes Limited [5169]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h14	Object
5301	Gorslas Community Council (Mr Llew Thomas) [35]		PrC3/h14	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5935	Nisa Local Drefach Limited [5702]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h14	Object
5322	Geoff Elcock [5739]	Asbri Planning Limited (Mr Richard Bowen) [591]	PrC3/h18	Support
5646	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC3/h18	Support
5101	Gweneggo Homes Ltd (Gwilym Wyn Rees, Director) [5664]		PrC3/h19	Object
5723	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/h19	Object
5082	Gweneggo Homes Ltd (Gwilym Wyn Rees, Director) [5664]		PrC3/h37	Object
5064	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h22	Object
5268	Sauro Homes Limited [5169]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h22	Object
5936	Nisa Local Drefach Limited [5702]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h22	Object
5939	Mr & Mrs Harries & Sainty [4009]	Evans Banks Planning Limited (Richard Banks) [4967]	PrC3/h22	Object
4930	Parc Emlyn Developments Limited [5620]	Lightwater TPC (Adrian Thompson) (Mr Adrian Thompson, Director) [5318]	PrC3/MU1	Object
4736	Mr & Mrs John [3618]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	PrC3/h26	Support
5647	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC3/h26	Support
4735	Lady Julie Romani [817]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	PrC3/h27	Support
5648	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC3/h27	Support
4650	Mrs Julie Williams [5462]		PrC3/h28	Object
4661	Mrs Amber Roach [5483]		PrC3/h28	Object
4740	Mrs Valerie Morris [5541]		PrC3/h28	Support

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
4744	Mrs Elizabeth Winkler [5548]		PrC3/h28	Object
4757	Mrs Kay Williams [5561]		PrC3/h28	Object
5396	Charlie Storch [5760]		PrC3/h28	Object
5397	C A Evans [5761]		PrC3/h28	Object
5398	Gwynfor James Jones [5762]		PrC3/h28	Object
5399	Ian Roderick [5764]		PrC3/h28	Object
5400	Mrs Julie Williams [5462]		PrC3/h28	Object
5401	Alawa Finn [5765]		PrC3/h28	Object
5402	Patricia Finn [5766]		PrC3/h28	Object
5403	Kenneth Finn [5767]		PrC3/h28	Object
5404	Mr Brian Davies [5768]		PrC3/h28	Object
5405	Mair Merchant [5769]		PrC3/h28	Object
5406	Kathleen Griffiths [5771]		PrC3/h28	Object
5508	Mr Mark Winkler [5813]		PrC3/h28	Object
5636	Parchedig Emyr Gwyn Evans [5829]		PrC3/h28	Object
5539	Cllr Tina Higgins [2920]		PrC3/h32	Support
5183	Evans Banks Planning Limited (Richard Banks) [4967]		SeC9/h2	Object
5649	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC9/h2	Support
5650	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC11/h1	Support
4730	Mrs Annie Rees [5530]		SuV27/h1	Support
4902	Mr Richard Lewis [5597]	JMS Planning & Development Ltd (Mrs Gwennan Jenkins, Director) [5478]	SuV28/h1	Object
5651	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV30/h1	Support
5184	Evans Banks Planning Limited (Richard Banks) [4967]		SeC12/h1	Object
5652	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC12/h1	Support
5185	Evans Banks Planning Limited (Richard Banks) [4967]		SeC12/h3	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5653	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC12/h3	Support
5186	Evans Banks Planning Limited (Richard Banks) [4967]		SeC13/h1	Object
5434	Amanda Arter [834]		SeC13/h1	Support
5654	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC13/h1	Support
5187	Evans Banks Planning Limited (Richard Banks) [4967]		SeC14/h1	Object
5824	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	SeC14/h1	Object
5189	Evans Banks Planning Limited (Richard Banks) [4967]		SeC14/h2	Object
5655	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC14/h2	Support
5823	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	SeC14/h2	Object
5068	Mr W O Ponsonby-Lewes [3837]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV33/h1	Support
5656	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV33/h1	Support
5657	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV35/h1	Support
5658	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV36/h2	Support
4638	Melyn Ltd (Catharine Walter) [3962]	Mr Joe Ayoubkhani [5458]	SuV37/h2	Support
5660	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV37/h3	Support
5190	Evans Banks Planning Limited (Richard Banks) [4967]		SuV38/h1	Object
5661	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV38/h1	Support
5191	Evans Banks Planning Limited (Richard Banks) [4967]		SuV39/h1	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5662	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV39/h1	Support
5193	Evans Banks Planning Limited (Richard Banks) [4967]		SuV41/h2	Object
5825	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	SeC15/h1	Object
5130	Mr Dyfryg Lewis [5683]	Asbri Planning Limited (Mr Richard Bowen) [591]	SeC15/h2	Support
5663	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC15/h2	Support
5826	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	SeC15/h2	Object
4751	Mrs Sonia El-Harrak [5553]		SeC16/h1	Object
4778	Miss Amanda Owen [5569]		SeC16/h1	Object
4884	E M Davies [5606]		SeC16/h1	Object
4885	Mr Robert Evans [5580]		SeC16/h1	Object
4886	Kedrick Davies [852]		SeC16/h1	Object
4915	Mrs Rosalind Bellamy [5615]		SeC16/h1	Object
4979	Mr Richard Workman [5343]		SeC16/h1	Object
4996	Mr David R. Jones [5632]		SeC16/h1	Object
5025	L & C Bevan [5639]		SeC16/h1	Object
5035	Sian Hughes [5645]		SeC16/h1	Object
5036	Brian Hanwell [5646]		SeC16/h1	Object
5055	Beverley Jones [5655]		SeC16/h1	Object
5074	Mr Robert Evans [5580]		SeC16/h1	Object
5121	Mr Iwan Williams [5677]		SeC16/h1	Object
5123	Mr Geoff Sharp [5678]		SeC16/h1	Object
5134	Angela Morgan [5685]		SeC16/h1	Object
5178	Patricia Eagle [5696]		SeC16/h1	Object
5208	Angela Morgan [5685]		SeC16/h1	Object
5234	Susan Augustus [5710]		SeC16/h1	Object
5306	Carl Cooper [5734]		SeC16/h1	Object
5329	Patrick Rotherfield [5558]		SeC16/h1	Object
5417	Sian Rees Williams [5777]		SeC16/h1	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5664	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC16/h1	Support
5195	Evans Banks Planning Limited (Richard Banks) [4967]		SeC17/h1	Object
5665	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC17/h1	Support
5666	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC17/h2	Support
5196	Evans Banks Planning Limited (Richard Banks) [4967]		SuV51/h1	Object
5363	Mr A Thomas [4025]	JCR Planning Ltd (Mr Craig Jones) [4665]	SuV51/h1	Support
5667	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV51/h1	Support
5827	Ffos Las Ltd [3885]	Carney Sweeney (Rob Mitchell, Director) [5842]	SuV51/h1	Object
5090	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC18/h1	Object
5098	Evans Banks Planning Limited (Richard Banks) [4967]		SeC18/h3	Object
5389	Gerald Blain Associates [5757]		SeC18/h3	Support
5668	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC18/h3	Support
5669	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC18/h4	Support
5079	Mr Wynne & John Walters [3732]	Asbri Planning Limited (Mr Richard Bowen) [591]	SeC18/h5	Support
5670	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC18/h5	Support
5671	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC18/h6	Support
5038	Mr N. Morgans [5648]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC19/h1	Support
5584	Cllr Sue Allen [4624]		SeC19/h1	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5672	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC19/h1	Support
5724	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		SeC19/h1	Object
5725	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		SeC19/h2	Object
5028	Mrs & Mr J & G Brown & Howells [5013]	Evans Banks Planning Limited (Richard Banks) [4967]	SeC20/h3	Support
5673	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC20/h3	Support
5297	Cilmaenllwyd community council (Mrs Rebecca Jaimangal-Jones, Local council) [5627]		SuV55/h1	Object
5579	Cilymaenllwyd Community Council (Janice Morgan) [29]		SuV55/h1	Object
5802	Cilymaenllwyd Community Council (Janice Morgan) [29]		SuV55/h1	Object
5298	Cilmaenllwyd community council (Mrs Rebecca Jaimangal-Jones, Local council) [5627]		SuV55/h2	Object
5580	Cilymaenllwyd Community Council (Janice Morgan) [29]		SuV55/h2	Object
5674	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV55/h2	Support
5803	Cilymaenllwyd Community Council (Janice Morgan) [29]		SuV55/h2	Object
5299	Cilmaenllwyd community council (Mrs Rebecca Jaimangal-Jones, Local council) [5627]		SuV56/h1	Object
5578	Cilymaenllwyd Community Council (Janice Morgan) [29]		SuV56/h1	Object
5675	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV56/h1	Support

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5804	Cilymaenllwyd Community Council (Janice Morgan) [29]		SuV56/h1	Object
5676	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV58/h1	Support
5677	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV59/h2	Support
5116	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV60/h1	Object
5678	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV60/h1	Support
4925	Mr T. & Mr R. Pearce [5617]	Carney Sweeney (Emma Fortune, Associate Director) [5399]	SuV61/h1	Support
5114	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV61/h1	Object
5679	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SuV61/h1	Support
5103	Evans Banks Planning Limited (Richard Banks) [4967]	Evans Banks Planning Limited (Richard Banks) [4967]	SuV63/h1	Object
5003	Persimmon Homes West Wales (Mrs Kate Harrison, Planner) [3410]		PrC1/MU1	Support
5151	University of Wales Trinity St David (Mr Emyr Jones) [708]	Asbri Planning Limited (Catherine Blyth, Associate) [5355]	PrC1/MU2	Support
5607	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/MU2	Support
5608	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/MU1	Support
5609	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/MU2	Support
5640	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/MU2	Support
5610	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC4/MU1	Support

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
4763	Aspect Developments (Aspect Developments) [5135]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	SeC16/MU1	Support
5618	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		SeC16/MU1	Support
4978	Seasons Holidays Plc [5473]	Lichfields (Mr Jack Collard, Planner) [5472]	SeC20/MU1	Object
5509	Seasons Holidays Plc [5473]	Lichfields (Mr Jack Collard, Planner) [5472]	SeC20/MU1	Support
5619	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC1/MU3	Support
5147	David Paynter [5691]		PrC1/MU1	Object
4633	Mrs Karen Burch [3370]		PrC3/E1	Object
4634	Mrs Karen Burch [3370]		PrC3/E2	Object
5730	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/E2	Object
5731	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/E2(i)	Object
5732	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/E2(ii)	Object
5733	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC3/E2(iii)	Object
4635	Mrs Karen Burch [3370]		PrC3/E3 (i)	Object
5222	Aspect Developments (Aspect Developments) [5135]	Evans Banks Planning Limited (Mr Jason Evans, Director) [2988]	SeC16/E1	Support
4662	Ms Cari Evans [5484]		PrC2/GT1	Object
4664	Mrs Sophie Chapron [5485]		PrC2/GT1	Object
4665	Mr Rob Rees [5486]		PrC2/GT1	Object
4679	Miss Kirsty Howells [5499]		PrC2/GT1	Object
4680	Mr Craig Rees [5500]		PrC2/GT1	Object
4681	Miss Clare Nock [5501]		PrC2/GT1	Object
4682	Mrs sharon davies [5503]		PrC2/GT1	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
4684	Mrs Vanessa Latham [5319]		PrC2/GT1	Object
4685	Cllr. M Cranham [5498]		PrC2/GT1	Object
4686	Ms Andrea Thomas [5505]		PrC2/GT1	Object
4687	Mr Craig Rees [5500]		PrC2/GT1	Object
4688	Ms Paige Thomas [5507]		PrC2/GT1	Object
4689	Rhian & Justin Justin [5508]		PrC2/GT1	Object
4690	Eileen Carter [5509]		PrC2/GT1	Object
4691	Abby Davies [5510]		PrC2/GT1	Object
4692	Mr David Tasker [5513]		PrC2/GT1	Object
4693	Miss Lyndsay Merriman [5514]		PrC2/GT1	Object
4695	Mr Les Pugh [5512]		PrC2/GT1	Object
4696	Mr Michael Pugh [5515]		PrC2/GT1	Object
4701	Ms Alison Francis [5518]		PrC2/GT1	Object
4702	Mr Shaun Barry [5519]		PrC2/GT1	Object
4703	Ms Emma Rees [5520]		PrC2/GT1	Object
4704	Mrs Linda Jenkins [5521]		PrC2/GT1	Object
4705	Mrs nicola jones [5522]		PrC2/GT1	Object
4706	Mr Christopher Davies [5523]		PrC2/GT1	Object
4707	Mrs Gaynor Griffiths [5516]		PrC2/GT1	Object
4731	Miss Caroline Butchers [5531]		PrC2/GT1	Object
4734	Miss Gaynor Rees [5532]		PrC2/GT1	Object
4741	Mrs Joyce Rees [5544]		PrC2/GT1	Object
4742	Mrs Michele Rees [5545]		PrC2/GT1	Object
4754	Mr Paul Rees [5556]		PrC2/GT1	Object
4795	Mr Maichael Harry [5572]		PrC2/GT1	Object
4813	Mrs LINDA SCHMEYZ [5583]		PrC2/GT1	Object
4869	Mrs Dawn Jones [5595]		PrC2/GT1	Object
4874	Mr Steven Curtis [5598]		PrC2/GT1	Object
4875	Mrs Leah Rees [5600]		PrC2/GT1	Object
4917	Mrs Susan Peters [5591]		PrC2/GT1	Object
4958	Wendy Lewis [5629]		PrC2/GT1	Object
5425	Neil Davies [5780]		PrC2/GT1	Object
5435	Sian Morris [5785]		PrC2/GT1	Object

Rep. No.	Respondent name [Respondent number]	Agent name [Agent number]	LDP section/policy that the representation relates to	Support / Object
5436	Mark Bennett [5786]		PrC2/GT1	Object
5471	R Williams [5797]		PrC2/GT1	Object
5496	Mrs B Uccheddu [5811]		PrC2/GT1	Object
5680	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC2/GT1	Support
5737	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC2/GT1	Object
5838	Penyfan Petition [5846]		PrC2/GT1	Object
4663	Ms Cari Evans [5484]		PrC/GT2	Support
5681	Dwr Cymru/Welsh Water (Dewi Griffiths, Development Growth Officer) [5826]		PrC/GT2	Support
5738	Natural Resources Wales (Miss Sharon Luke, Senior Development Planning Advisor) [3253]		PrC/GT2	Object
4620	Mr Conor MacDonald [5438]		Strategic Policy – SP 2: Retail and Town Centres, Parc Trostre and Parc	Object
5014	Miss Elissa Aldous-Hughes [5631]		Local Search Areas, A North East of Farmers	Object

Integrated Sustainability Appraisal

Object

Summary of representations:

As the ISA needs to take into account the effect of the Revised LDP being adopted, against the baseline of the Current LDP. However, Special Landscape Areas are not mentioned in the main text of the ISA, nor the ISA Appendices, outside of the Baseline and list of Abbreviations. Failure to take account of the loss of this designation from the LDP is a major error and questions the credibility of the appraisal of predicted effects on ISA9 – Landscape, throughout the ISA document and brings into question the soundness of the Plan. See letter.

Summary of representation changes to plan:

No change to the plan

Response:

As this representation specifically relates to the ISA, it has been responded to within Appendix 13 of the Consultation Report (ISAREP7).

Action:

No action

4980

Object

Document Element: Integrated Sustainability Appraisal

Respondent: Mr Havard Hughes

Summary:

As the ISA needs to take into account the effect of the Revised LDP being adopted, against the baseline of the Current LDP. However, Special Landscape Areas are not mentioned in the main text of the ISA, nor the ISA Appendices, outside of the Baseline and list of Abbreviations. Failure to take account of the loss of this designation from the LDP is a major error and questions the credibility of the appraisal of predicted effects on ISA9 – Landscape, throughout the ISA document and brings into question the soundness of the Plan. See letter.

Change suggested by respondent:

See letter

Attachments:

CRAiG response - <https://carmarthenshire.oc2.uk/a/6fs>

3. Influences on the Plan

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend Plan

Response:

Noted

Action:

No change to the Plan

5869

Object

Document Element: 3. Influences on the Plan

Respondent: Cllr. Neil Lewis

Summary:

Overview P364:

Well Being and future Generation Act (Wales) 2015 refocused National planning Policy Wales and the South West Wales Area statement.

Particularly in response to WG Climate emergency declaration.

3.7 Also influenced by Future Wales 2040.

3.12 Renewable energy gets a first mention.

3.12 Links RE to the Ten Towns

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

Overview, 3.8

Object

Summary of representations:

Respondent objects to the removal of Special Landscape Areas from the Plan.

Summary of representation changes to plan:

Special Landscape Areas must be re-inserted.

Response:

Disagree. The Plan seeks to recognise the high quality landscapes across the plan area and will be supported by a Landscape Character Assessment which will seek to characterise landscape importance and inform future decision making. Those areas currently identified as Special Landscape Areas will be fully considered as part of the Landscape Character Assessment. This will be prepared and published as Supplementary Planning Guidance for adoption concurrent with the Plan.

Action:

Areas currently identified as Special Landscape Areas will be fully considered as part of the Landscape Character Assessment.

4643

Object

Document Element: Overview, 3.8

Respondent: Mrs Veronika Hurbis

Summary:

The Plan has excluded any mention / show of Special Landscapes.

This is NOT in line with the Well-being of Future Generations (Wales) Act

Change suggested by respondent:

The now excluded areas must be re-inserted, in line with the Well-being of Future Generations (Wales) Act 2015

Attachments: None

4. Carmarthenshire – Strategic Context

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Undertake further evidence

Response:

The Council has undertaken further evidence in relation to Best and Most Versatile Agricultural Land. This evidence is provided in the form of a Topic Paper which assesses the Council's housing allocations against the considerations of BMV.

Action:

No action.

5557

Object

Document Element: 4. Carmarthenshire – Strategic Context

Respondent: Welsh Government

Summary:

Best and Most Versatile (BMV) Agricultural Land:

Comments have been provided on the ISA Report which is dealt with separately.

It is unclear what weight BMV carries in Objective 7, how the policy has been addressed in the ISA or the evidence used for the appraisal. There is no evidence to demonstrate how BMV policy has been considered within the spatial strategy assessment, site selection process or how the choices made in the plan impact the BMV resource.

Spatial Options: It is not clear how BMV agricultural land policy has been considered, what weight is given to BMV in the assessment process, or the evidence used in the appraisal of the spatial options and selection of the Preferred Strategy. The Welsh Government expects clear evidence demonstrating how BMV policy was considered for each option and in the determination of the preferred option.

(Category B objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan

Response:

Noted. The respondent's representation is considered as a commentary

Action:

No action.

5870

Object

Document Element: 4. Carmarthenshire – Strategic Context

Respondent: Cllr. Neil Lewis

Summary:

Particularly focusing on urgent measures we will need to take to address our ecological emergencies

We therefore need to be “Globally Responsible”

4.9 A presumption in favour of sustainable development

4.11 “without compromising the ability of future generations to meet their own needs

4.48 27 conservation areas which includes many of the Ten Towns.

Therefore a clear conflict of ideas that always falls in favour of aesthetics of buildings?

e.g. In the case of Llandovery/Newcastle Emlyn-where shall we accommodate our stated renewable energy ambitions?

Not windy enough and prime farmland. Has to be rooves.

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

Well-being and Sustainable Development, 4.12

Object

Summary of representations:

Respondent comments that "Sustainable development" is not meeting the needs of equestrians in rural or urban areas.

Summary of representation changes to plan:

No change to the Plan.

Response:

Noted. Welsh Government Active Travel Guidance (July 2021) Paragraph 1.3.6. This recognises equestrianism as overwhelmingly for leisure purposes rather than as a mode of transport as it rarely displaces a car journey." Refer to Criterion b) of policy TRA2 of this Revised LDP which, in contributing to the delivery of the Councils duties under the provisions of the Active Travel (Wales) Act 2013, recognises the contribution that Improvements, connections and/or extensions to PROW which specifically includes Bridleways can have. Indeed, the policy encourages incorporating them within the site, and/or through financial contributions delivery off-site provision. Whilst the Plan seeks to recognise and make provision for improvements, connections and/or extensions it is not its role as a land use planning document to identify new networks (including safe off and on road networks) unless specifically identified elsewhere. Such matters are outside the remit of the Plan and would be considered through other forms of guidance, plans or strategies. In this respect the Plan in its preparation has had regard to other Plans and strategies as well as national planning guidance in developing its content and particularly the Rights of Way Improvement Plan noting the interrelationship of the Plan area's footpaths, bridleways and bye-ways and linked leisure opportunities.

Action:

No Action.

4629

Object

Document Element: Well-being and Sustainable Development, 4.12

Respondent: Mrs Karen Burch

Summary:

"Sustainable development" is not meeting the needs of equestrians in rural or urban areas by not providing safe routes in the community for us alongside walkers and cyclists. The road schemes are not providing safe access for us and development is only providing paths for walkers and cyclists when there are large numbers of horses resident in the area or access is required to parks, forest, beaches and other safe places to ride. We cannot ride safely on the roads in our communities. This is not providing social cohesion, well being or equal opportunities and equestrians are being marginalised.

Change suggested by respondent:

Horse riders need to be included in land identified for Active Travel and roadside paths where other vulnerable road users are being given safe passage. When building on land that will increase local traffic it is not sufficient to leave horse riders to use busy A and B roads when their quiet lanes are disappearing without providing alternative access or parking at sites that riders want to go. ie Mynydd Mawr, Llyn Lech Owain, Pembrey and local woodland areas. Land provided for recreation should include access or parking for equestrians. Currently parking is restricted by weight or length of equestrian transport.

Attachments: None

Environment, 4.48

Object

Summary of representations:

Tra'n cydnabod pwysigrydd treftadaeth adeiledig y Sir, mae hyn yn her mawr yng ngyd-destun yr argyfwng newid hinsawdd yn arbennig mewn tref fel Llanymddyfri lle nad oes modd, ar hyn o bryd, i osod ynni adnewyddadwy fel paneli solar ar adeiladau'r dre. Nid yw'n ardal addas ar gyfer melinau gwynt chwaith ac mae hynny'n rhoi her arbennig i'r dref i fod yn gynladwy.

Yn sgil yr argyfwng sydd o ran newid hinsawdd, mae angen datrys y math yma o sefyllfaoedd a chael hyblygrwydd gan fod paneli solar, er enghraifft, yn osodiad dros-dro a ddim yn amharu ar strwythur yr adeiladau.

Whilst recognising the importance of the County's built heritage, this is a major challenge in the context of the climate change crisis, particularly in a town such as Llandovery where it is currently not possible to install renewable energy such as solar panels on town buildings. It's also not a suitable area for wind turbines and that poses the town a particular challenge to be sustainable.

In light of the climate change crisis, these kind of situations need to be resolved and there needs to be flexibility as solar panels, for example, are a temporary installation and do not impair the structure of the buildings.

Summary of representation changes to plan:

Dim newidiad i'r Cynllun.

No change to the Plan.

Response:

Anghytuno. Mae'r Cynllun yn ceisio cadw a gwella cymeriad tirwedd ac amgylchedd hanesyddol y Sir, yn bennaf trwy Bolisi Strategol - SP 15: Gwarchod a Gwella'r Amgylchedd Adeiledig a Hanesyddol a'r polisiâu penodol cysylltiedig. Mae'r Cynllun hefyd yn ceisio cefnogi cynigion datblygu os ydynt yn ymateb, yn addasu, yn cynyddu gwydnwch, ac yn lleihau achosion ac effeithiau newid yn yr hinsawdd. Mae hyn ar yr amod nad ydynt yn cael effaith annerbyniol ar fwynderau gweledol na chymeriad y dirwedd a'u bod yn cwrdd â'r meini prawf a nodir yn y Cynllun. Er mwyn mynd i'r afael â newid hinsawdd tra'n cadw treftadaeth adeiledig ac yn ogystal â chymeriad y dirwedd, bydd cyfres o Ganllawiau Cynllunio Atodol yn cael eu paratoi a'u cyhoeddi ar yr un pryd â mabwysiadu'r Cynllun.

Disagree. The Plan seeks to preserve and enhance landscape character and historic environment of the County, primarily through Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment and the associated specific policies. The Plan also seeks to support development proposals if they respond, adapt, increase resilience, and minimise the causes and impacts of climate change. This is provided they do not have an unacceptable impact on visual amenity or landscape character and that they meet the criteria stipulated within the Plan. In order to tackle climate change whilst preserving built heritage and in addition to landscape character, a suite of Supplementary Planning Guidance will be prepared and published concurrent with the adoption of the Plan.

Action:

Dim gweithred.

No action.

5782

Object

Document Element: Environment, 4.48**Respondent:** Cllr. Meinir James**Summary:**

Tra'n cydnabod pwysigrydd treftadaeth adeiledig y Sir, mae hyn yn her mawr yng ngyd-destun yr argyfwng newid hinsawdd yn arbennig mewn tref fel Llanymddyfri lle nad oes modd, ar hyn o bryd, i osod ynni adnewyddadwy fel paneli solar ar adeiladau'r dre. Nid yw'n ardal addas ar gyfer melinau gwynt chwaith ac mae hynny'n rhoi her arbennig i'r dref i fod yn gynladwy.

Yn sgil yr argyfwng sydd o ran newid hinsawdd, mae angen datrys y math yma o sefyllfaoedd a chael hyblygrwydd gan fod paneli solar, er enghraifft, yn osodiad dros-dro a ddim yn amharu ar strwythur yr adeiladau.

Whilst recognising the importance of the County's built heritage, this is a major challenge in the context of the climate change crisis, particularly in a town such as Llandovery where it is currently not possible to install renewable energy such as solar panels on town buildings. It's also not a suitable area for wind turbines and that poses the town a particular challenge to be sustainable.

In light of the climate change crisis, these kind of situations need to be resolved and there needs to be flexibility as solar panels, for example, are a temporary installation and do not impair the structure of the buildings.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

5. Issues Identification, 5.5

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Amend Plan.

Response:

Comment noted.

Action:

No action.

5871**Object**

Document Element: 5. Issues Identification, 5.5

Respondent: Cllr. Neil Lewis

Summary:

5.6.33 Energy efficiency in proposed and existing developments.

This won't be able to set standards higher than current building regs-which are woefully inadequate due to lobbying and corruption by developers in Westminster.

"We continue to build crappy houses"-Lord Deben-Chair of Climate Change Committee UK GOV.

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

5. Issues Identification, 5.6

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Comments welcomed.

Action:

No action.

5587

Support

Document Element: 5. Issues Identification, 5.6

Respondent: Dwr Cymru/Welsh Water

Summary:

Note and welcome the inclusion of issue 23 regarding infrastructure capacity to support development. The availability of our infrastructure capacity is a key element – particularly in rural areas - in ensuring sustainable and viable development sites.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

The respondent's consultation response is summarised

Summary of representation changes to plan:

No change

Response:

Comments noted . The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council.

The allocation of sites within the LDP for residential purposes have been subject to full consideration through the site assessment methodology. Responses relating to the development of sites is considered throughout this report.

Action:

No action

5371

Support

Document Element: 5. Issues Identification, 5.6**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

BDW Homes welcomes the recognition of the impact of the lack of delivery of new housing upon the creation of Cohesive Communities. The delivery of new homes and the maintenance of a five year supply of housing is essential to ensure that Cohesive Communities are created in line with the Well Being of Future Generations Act. It is therefore crucial that proposed site allocations within the Plan are deliverable. This is essential to ensure that the Plan accords with Test of Soundness 3. As identified in later sections BDW Homes raise a number of concerns regarding proposed Allocations and their impact upon the Council's proposed Trajectory and lack of deliverability which has effects Cohesive Communities.

Change suggested by respondent:

No change

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Object

Summary of representations:

Seeks amendments to the Issues identified under chapter 5.

Summary of representation changes to plan:

Remove reference to 5 year housing land supply and include the need for new homes to support economic growth under 'A Prosperous Carmarthenshire' section.

Response:

Comments noted. The matter can be given further consideration during Examination

Action:

No action.

4764

Object

Document Element: 5. Issues Identification, 5.6**Respondent:** The Home Builders Federation**Summary:**

Under the 'A Prosperous Carmarthenshire' section the need for new homes to support economic growth should be included.

No.19 should be amended to remove reference to the five year land supply which is no longer relevant in Wales.

No.21 What housing sites are these previous allocations?

Change suggested by respondent:

Under the 'A Prosperous Carmarthenshire' section the need for new homes to support economic growth should be included.

No.19 The wording should comment on compliance with the trajectory.

No.21 The type of site not being delivered should be explained.

Attachments: None

5. Issues Identification, 5.7

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Amend the Plan.

Response:

Comment noted. The contextual elements highlighted are considered through the content of the Plan and its supporting documents.

Action:

No action.

5872

Object

Document Element: 5. Issues Identification, 5.7**Respondent:** Cllr. Neil Lewis**Summary:**

5.7 Updated Contextual Issues.

UCI 3 is the Climate Emergency.

UCI 4 is the Nature Emergency

What powers does this bring?

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

6. A Vision for 'One Carmarthenshire', 6.4

Support

Summary of representations:

Support for the proposed Vision for 'One Carmarthenshire', as set out in the summary below.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No Action.

5372

Support

Document Element: 6. A Vision for 'One Carmarthenshire', 6.4

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

BDW Homes is supportive of the proposed Vision for 'One Carmarthenshire' as it seeks to achieve an appropriate balance between environmental, economic, social and cultural objectives. The proposed Vision therefore complies with the holistic 'Placemaking' approach advocated by Planning Policy Wales (Edition 10, p.16). The Vision also accurately reflects the Well-being Goals set out within the WBFGA. BDW Homes particularly welcomes direct references within the Vision to securing prosperous, cohesive and sustainable communities and the economic aspirations associated with the Swansea Bay City Region.

Change suggested by respondent:

No change

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Amend Plan.

Response:

Comment noted.

Action:

No action.

5873

Object

Document Element: 6. A Vision for 'One Carmarthenshire', 6.4

Respondent: Cllr. Neil Lewis

Summary:

ONE CARMS.

6.4 Need to balance conflicting demands.

Do UCI 3&4 hold sway in Conservation Areas?

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

7. Strategic Objectives, 7.6

Object

Summary of representations:

Objection to Section 7.6 under Strategic Objectives. The respondent requests that a further Strategic Objective is added, as set out in the summary below.

Summary of representation changes to plan:

Add another Strategic Objective to reflect the need for a sustainable and adequate supply of minerals.

Response:

Disagree. The number and scope of the Strategic Objectives is considered sufficient and sound, emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4971

Object

Document Element: 7. Strategic Objectives, 7.6

Respondent: Mineral Products Association Wales

Summary:

Objection to Section 7.6 under Strategic Objectives:

It remains unclear why the provision of a sustainable and adequate supply of minerals is not identified as a Strategic Objective. This is a fundamental requirement of PPW and the need for minerals is the thread which stitches together many of the strategic objectives identified, providing raw materials to deliver and address issues such as employment, housing, climate change, infrastructure, transport and environmental aspirations.

Change suggested by respondent:

Include a further Strategic Objective to reflect the need for a sustainable and adequate supply of minerals.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Object

Summary of representations:

Objection to the formatting of Section 7.6 Strategic Objectives, as set out in the summary below.

Summary of representation changes to plan:

Amend the formatting of the document and ensure SO3, SO4 and SO5 appear in the correct order.

Response:

Disagree. The Strategic Objectives as currently set out have been cross referenced throughout the Plan. Changing them would result in knock-on changes that would also have to be amended. Format to remain as set out in the Plan.

Action:

No Action.

4970

Object

Document Element: 7. Strategic Objectives, 7.6

Respondent: Mineral Products Association Wales

Summary:

Objection to Section 7.6, SO5

The formatting of the document is confusing in that SO5 appears before SO3 and SO4.

Change suggested by respondent:

Amend the formatting of the document and ensure SO3, SO4 and SO5 appear in the correct order.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Support

Summary of representations:

Support for Strategic Objective SO6, as set out in the summary below.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No Action.

5373

Support

Document Element: 7. Strategic Objectives, 7.6**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

BDW Homes is supportive of the wording of Strategic Objective SO6, which seeks to ensure that 'The principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities..'. This Strategic Objective is therefore consistent with the 'Key Planning Principles' set out within Planning Policy Wales (Edition 10, p.18) which seeks to ensure that the planning system contributes to the long-term economic well-being of Wales, by making use of existing infrastructure and facilities.

Change suggested by respondent:

No change

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Support

Summary of representations:

Support for Strategic Objective SO10, as set out in the summary below.

Summary of representation changes to plan:

No Change.

Response:

Support welcomed.

Action:

No Action.

5374

Support

Document Element: 7. Strategic Objectives, 7.6**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

BDW Homes supports Strategic Objective SO10, which refers to the delivery of an appropriate number and mix of new housing meet society's needs. The need to ensure that "there is sufficient housing land available to meet the need for new private market and affordable housing" is one of the key issues within the 'Active & Social Places' theme within Planning Policy Wales.

Change suggested by respondent:

No change

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Support

Summary of representations:

Support for Strategic Objectives SO6 and SO14, as set out in the summary below.

Summary of representation changes to plan:

No Change.

Response:

Support welcomed.

Action:

No Action.

5588

Support

Document Element: 7. Strategic Objectives, 7.6**Respondent:** Dwr Cymru/Welsh Water**Summary:**

The availability or capacity of infrastructure is a key aspect in determining the sustainability of a settlement, therefore we support the inclusion of SO6 and SO14.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

S010 To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.

Object

Summary of representations:

Respondent comments that housing supports other strategic objectives and that this should be acknowledged.

Summary of representation changes to plan:

Amend the text to acknowledge the role of housing in both supporting Economic growth (S011), Wellbeing (S02) and Equal opportunities (S04).

Response:

Disagree. The aim of this strategic objective is specific to what is stated i.e making provision for an appropriate number and mix of quality homes across the County. The other SOs highlighted by the respondent are specific to their own objectives and the need to cross reference each SO is not necessary and not in the remit of this section of the Plan.

Action:

No Action.

4765

Object

Document Element: S010 To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.

Respondent: The Home Builders Federation

Summary:

The role of housing in both supporting Economic growth (S011), Wellbeing (S02) and Equal opportunities (S04) should be acknowledged.

Change suggested by respondent:

Amend the text to acknowledge the role of housing in both supporting Economic growth (S011), Wellbeing (S02) and Equal opportunities (S04).

Attachments: None

S013 To make provision for sustainable & high quality all year round tourism related initiatives.

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

For the reasons stated in these representations, the second phase of Dylan Coastal Resort should be allocated within the Plan alongside the already allocated phase 1.

Response:

The inclusion of the whole Dylan Coastal Resort within the development limits would be unreasonable within the context of the development Plan. The policy framework within the revised LDP provides sufficient flexibility for the consideration of any tourism and leisure related activities / developments, and therefore can be read in conjunction with SO13.

Action:

No action.

4977

Object

Document Element: SO13 To make provision for sustainable & high quality all year round tourism related initiatives.

Respondent: Seasons Holidays Plc

Agent: Lichfields

Summary:

Seasons Holidays Plc object to the non-inclusion of the Phase 2 of Dylan Coastal Resorts expansion.

As drafted, the Local Plan does not adequately plan for growth within the tourism economy in Carmarthenshire as is specifically detailed as necessary by policy 29 of the National Development Framework, Future Wales 2040.

As such, in relation to Policy SO13, the Plan would not be compliant with this strategic objective nor with national policy and therefore the plan is inconsistent with national and local growth policies and fails the test of soundness.

Change suggested by respondent:

For the reasons stated in these representations, the second phase of Dylan Coastal Resort should be allocated within the Plan alongside the already allocated phase 1.

Attachments:

8. Strategic Growth and Spatial Options

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Increase the housing supply figures within the Plan

Response:

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County. In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG local authority level projections were utilised as a starting point. The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend evidence to consider.

The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others. Policy SP1 identifies that in meeting the overall requirement of 8,822 dwellings during the plan period, the housing supply is set at 9,704 dwellings (10% general flexibility above the requirement).

Consideration will be given as appropriate to the need to amend or update relevant background /topic papers or evidence prior to, or during submission.

Action:

No change to the Plan.

5259

Object

Document Element: 8. Strategic Growth and Spatial Options

Respondent: Lightwood Planning

Summary:

Objection to Section 8 Strategic Growth & Spatial Options:

We maintain our comments, expressed at First Deposit Stage, that, at the very least the Plans housing requirement should be 10,065 homes (baseline), with a 15% uplift for flexibility. This generates a supply figure of around 11,575 homes, as opposed to the 9,700 enabled by the Plan.

The spatial strategy should seek to meet these higher figures, subject to land suitability and availability.

Policy SG1 should be amended to seek to meet as far as possible a previously achieved set of development outputs for the area We agree with the selection of spatial strategy Option 4 in order have a strategy in place for the 6 sub-areas (clusters) of the County that have been identified.

Change suggested by respondent:

That the Plan's housing requirement should be increased at the very least to 10,065, with a 15% uplift for flexibility.

Attachments:

Aerial Location Plan - <https://carmarthenshire.oc2.uk/a/4tz>

Proposed Site Plan - <https://carmarthenshire.oc2.uk/a/4tm>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/647>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Consider undertaking necessary work

Response:

The Council has undertaken additional work to comply with key sections of the DPM and this is addressed within the Position Statement on Housing Growth. This relates to work on the housing trajectory and spatial distribution papers and will be submitted to the Inspector as part of the Council's evidence base.

Action:

To be considered at examination

5542

Object

Document Element: 8. Strategic Growth and Spatial Options

Respondent: Welsh Government

Summary:

The Council has not complied with key sections of the DPM in terms of the clarity, consistency, and presentation of the components of key elements of the housing supply required, including the housing trajectory. It is unclear as to exactly what is the level of housing provision proposed in the plan. The Council need to undertake the necessary work to ascertain the scale of changes required to the policies in the plan, the evidence base and most importantly the overall housing provision. Depending on the outcome of this work, this could have procedural implications in terms of how the plan can be moved forward to examination and may impact negatively on use of the Welsh language. It may be the case that Focussed Changes are required prior to submission.

(Category B objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Support

Summary of representations:

The Turley report identifies that to realise the full economic growth potential of the County would result in significant housing levels that would be unsustainable. The chosen growth scenario seeks to maximise economic growth, but in consideration with key factors such as Welsh Language, sustainability, and deliverability. On balance the Welsh Government does not have significant concerns with the housing requirement and the level of jobs proposed (subject to the clarifications in the WG representations).

(Category B objection)

Summary of representation changes to plan:

No change

Response:

Support Welcomed.

The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to Carmarthenshire.

Action:

No action.

5551

Support

Document Element: 8. Strategic Growth and Spatial Options

Respondent: Welsh Government

Summary:

The Turley report identifies that to realise the full economic growth potential of the County would result in significant housing levels that would be unsustainable. The chosen growth scenario seeks to maximise economic growth, but in consideration with key factors such as Welsh Language, sustainability, and deliverability. On balance the Welsh Government does not have significant concerns with the housing requirement and the level of jobs proposed (subject to the clarifications in the WG representations).

(Category B objection)

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Further evidential work will be required.

Response:

Noted.

The Revised LDP was prepared prior to the publication of the 2021 Census data. In assessing and identifying the housing requirement for the Plan, the Council assessed the appropriateness of the latest WG population and household projections for Carmarthenshire and sought also to provide an alternative suite of demographic and trend based evidence towards determining its housing growth figure.

Action:

No action.

5549

Object

Document Element: 8. Strategic Growth and Spatial Options

Respondent: Welsh Government

Summary:

Growth Levels: Homes and Jobs

Housing Requirement - The 2018 WG Principal projections are the latest projections for this Deposit Plan. For Carmarthenshire it means that it has an ageing population where natural change is negative, with deaths exceeding births and UK net migration becoming the main driver of population change. Any future population and household projections based on the latest 2021 Census will need to be considered by the Council if they are published before the plan is adopted.

(Category B objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Newid fel y nodir

Change as set out

Response:

Anghytuno. Mae'r Papur Pwnc Amcanestyniad Poblogaeth ac Aelwydydd a'r dystiolaeth a gynhwysir yn yr adroddiad Tai a Thwf Economaidd yn nodi'r ystyriaethau hysbysu a'r cyfiawnhad dros amcanestyniadau poblogaeth ac aelwydydd ar gyfer y Sir.

Wrth asesu a nodi'r gofyniad am dai ar gyfer y Cynllun ac yn unol â Pholisi Cynllunio Cymru, defnyddiwyd amcanestyniadau lefel awdurdodau lleol LIC fel man cychwyn.

Roedd yr Adroddiad Tai a Thwf Economaidd yn ceisio adolygu ac asesu priodoldeb poblogaeth a thafluniadau aelwydydd diweddaraf Llywodraeth Cymru ar gyfer Sir Gaerfyrddin a cheisiodd hefyd ddarparu cyfres amgen o dystiolaeth ddemograffig a thueddol i'w hystyried. Mae'r Cyngor o'r farn bod gofyniad tai priodol a chyflawnadwy o fewn y CDLI Diwygiedig Adnau yn gallu cyflawni amcanion a pholisïau strategol y Cyngor; yn cadw'r ifanc yn y sir; yn cyflawni ar gyfer anghenion ein holl gymunedau trefol a gwledig; ac yn rhoi cyfle i greu swyddi, ymhlith eraill. Ystyrir y berthynas rhwng twf cartrefi a thwf economaidd ymhellach ym mhapur pwnc Twf a Dosbarthiad Gofodol Rhan 2: Creu Swyddi a'r economi.

Bydd ystyriaeth bellach yn cael ei roi wrth archwilio'r Cynllun.

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG-based local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend-based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others. The relationship between household growth and economic growth is further considered in the Growth and Spatial Distribution Part 2: Job creation and the economy.

Further consideration will be given at the examination of the Plan.

Action:

Dim gweithredu

No action

5865

Object

Document Element: 8. Strategic Growth and Spatial Options

Respondent: Dyfodol

Summary:**Pennod 8 – Twf Strategol a Dewisiadau Gofodol**

Rhoddir dadansoddiad manwl yn gwrthwynebu'r amcanestyniadau poblogaeth ac aelwydydd a'r opsiwn twf a fabwysiadwyd yn y CDLI. Nid yw Dyfodol i'r laith yn gallu cefnogi'r CDLI. Mae'r cyflwyniad hwn wedi'i rannu'n bedwar sylw (cyf: 5864, 5865, 5866 a 5867). Rhoddir manylion a dadansoddiad helaeth yn y cyflwyniad a dylid cyfeirio atynt. Y pwyntiau a gynhwysir yn y cyflwyniad yw:

- Mae ymchwil a wnaed gan Ian Mulheirn yn dangos bod y cyflenwad tai yn ei gyfanrwydd yn ddigonol.
- Dadansoddiad o'r sefyllfa yn Sir Gaerfyrddin, gan edrych ar Asesiad Iaith 2019, data'r Cyfrifiad, data ysgolion, data tai gwag, data prisiau tai, data Ystadegau Cymru.
- Adeiladu tai yn bennaf ar gyfer mewnfudwyr yw'r hyn sydd wedi digwydd yn y sir, a hynny pan oedd cyflenwad cyffredinol digonol o dai yn Sir Gaerfyrddin.
- Mae diffyg tystiolaeth i gyfiawnhau'r polisiâu yn nodwedd o'r CDLI.
- Gan gydnabod y bydd rhai yn sicr yn elwa o adeiladu 8,822 o dai rhwng 2018 a 2033, fel grŵp pwyso, mae Dyfodol i'r laith yn credu mai twf graddol a gofalus sydd ei angen, tra bod y polisi i wneud y sir yn fwy Cymraeg yn dwyn ffrwyth.
- Trafodaeth ar y cysylltiad rhwng twf poblogaeth a thwf cyflogaeth amcangyfrifedig a'r rhagolygon economaidd.
- Dylai cynllunio adferiad canol trefi'r sir fod yn flaenoriaeth i'r Adran Flaen-gynllunio.
- Ni roddir digon o sylw i bolisi cydnabyddedig Llywodraeth Cymru.

A detailed analysis is provided objecting to population and household projections and the growth option adopted in the LDP. Dyfodol yr Iaith is unable to support the LDP. This submission has been split into 4 representations (ref: 5864, 5865, 5866 & 5867). Extensive detail and analysis is provided in the submission and should be referred to.

Points included the submission are:

- Citation of research undertaken by Ian Mulheirn shows that the housing supply as a whole is sufficient.
- An analysis of the situation in Carmarthenshire, looking at the Language Assessment of 2019, Census data, school data, empty housing data, house price data, Stats Cymru data,
- Building houses mainly for immigrants is what has happened in the county, and that when there was an adequate general supply of housing in Carmarthenshire.
- A lack of evidence to justify the policies is a feature of the LDP.
- While acknowledging that some will certainly benefit from the construction of 8,822 houses between 2018 and 2033, as a pressure group, Dyfodol i'r Iaith believes that it is gradual and careful growth that is needed, while the policy to make the county more Welsh bears fruit.
- A discussion of the relationship of the link between population growth and estimated employment growth & the economic outlook.
- Planning the recovery of the county's town centres should be a priority for the Forward Planning Department.
- Insufficient regard is given to Welsh Government's recognised policy.

Change suggested by respondent:

Newid fel y nodir

Change as set out

Attachments:

Comments (English) - <https://carmarthenshire.oc2.uk/a/5th>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5c3>

Comments - redacted - <https://carmarthenshire.oc2.uk/a/5c4>

Comments ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c5>

Presentation - redacted - <https://carmarthenshire.oc2.uk/a/5c6>

Presentation ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c7>

Growth Options, 8.2

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Amend the Plan

Response:

The housing provision within the LDP is based on robust evidence as set out within the Topic Papers on Growth and Spatial Distribution and Population and Household Projections. In addition to the identified housing need an additional amount of land is allocated to allow flexibility in supply. It is considered that sufficient land has been made available to meet the identified housing need and an amendment to the policy is not necessary.

Action:

No action

5375

Object

Document Element: Growth Options, 8.2

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

BDW Homes agrees that the use of the WG 2018-based subnational projections (4,359 homes) would impact upon the historic growth of the County and would not deliver the quantity of homes required. To this end, BDW broadly supports the Council's Preferred Strategic Growth Option, the ten-year trend-based projection which would allow for 8,822 homes, on the basis that it seeks an ambitious but achievable level of growth to support the aspirations of the Strategic Regeneration Plan for Carmarthenshire. However, BDW feels that a higher level of growth should be sought on the basis of the National Development Framework's aspirations for the South West National Growth Area, with its focus on the Llanelli Area and secondary town of Carmarthen.

Change suggested by respondent:

Amend the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Identifying the Preferred Strategic Growth Option

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4892

Support

Document Element: Identifying the Preferred Strategic Growth Option

Respondent: Swallow Investments Limited

Agent: Swallow Investments Limited

Summary:

My client supports the LDP's preferred Strategic Growth and Spatial Options – they will deliver new housing in line with requirements and new jobs to match the same; and represent an optimistic, though not unrealistic set of assumptions and aspirations, geared towards encouraging housing and economic growth in the County over the LDP period.

Change suggested by respondent:

No change to Plan.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

Identifying the Preferred Strategic Growth Option, 8.7

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Consider a growth strategy that falls between the current ten year trend and the higher employment led scenario.

Response:

The housing provision within the LDP is based on robust evidence as set out within the Topic Papers on Growth and Spatial Distribution and Population and Household Projections. In addition to the identified housing need an additional amount of land is allocated to allow flexibility in supply. It is considered that sufficient land has been made available to meet the identified housing need..

Action:

No action

4790

Object

Document Element: Identifying the Preferred Strategic Growth Option, 8.7

Respondent: The Home Builders Federation

Summary:

Plan lacks aspiration only providing a minor increase in annual housing delivery figures over and above past trends.

The Plan misses the opportunity to capitalise on the City Deal and Regional Growth status of the National Plan.

Change suggested by respondent:

Consider a growth strategy that falls between the current the ten year trend and the higher employment led scenario.

Attachments: None

The Preferred Spatial Option, 8.17

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments noted. Consideration can be given at planning application stage with the potential for upgrades to the system to be met through planning obligations.

Action:

No action.

5589

Support

Document Element: The Preferred Spatial Option, 8.17

Respondent: Dwr Cymru/Welsh Water

Summary:

Preferred Spatial Option Whilst we are supportive of the hybrid option and are pleased to note that it acknowledges the need for development to be supported by a range of appropriate infrastructure, there will inevitably be certain areas – particularly in the more rural locations of the County – where water or sewerage infrastructure is limited in its availability.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Preferred Option - Balanced Community and Sustainable Growth Strategy

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan to accommodate more growth

Response:

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County. In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend-based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement has been set within the Revised LDP. The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to its cluster. In this respect the revised LDP seeks to ensure that development is appropriate to the settlement and reflective of its ability to accommodate growth and the services and facilities available.

Action:

No action

5376

Object

Document Element: Preferred Option - Balanced Community and Sustainable Growth Strategy

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

BDW Homes is broadly supportive of the 'Balanced Community and Sustainable Growth Strategy' and note that the strategy considers the role and function of settlements in seeking to assign growth. This should ensure that new housing is directed to those areas that are likely to attract higher levels of employment generation. In this regard, it is considered that more growth could be accommodated within the Llanelli and South Gwendraeth Area.

Change suggested by respondent:

Amend the Plan to accommodate more growth

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

The plans spatial option should be a combination of Option 2 and 5. Although the issue of the community being more involved/ having greater influence should be embed in to the plan it should not be the leading factor for the spatial distribution of growth in the plan.

Response:

The housing provision and the spatial distribution within the LDP is based on robust evidence as set out within the Topic Papers on Spatial Options, Growth and Spatial Distribution, and Population and Household Projection. In addition to the identified housing need an additional amount of land is allocated to allow flexibility in supply. It is considered that sufficient land has been made available to meet the identified housing need with the focus of growth given to the higher level settlements within the settlement hierarchy.

Action:

No action

4791

Object

Document Element: Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20

Respondent: The Home Builders Federation

Summary:

The HBF objects to the suggested strategy as it considers it will make it much harder to deliver the appropriate/recognised level of growth. It is also less likely to deliver sustainable development and will not allow the plan to take full advantage of the areas Swansea Bay City Deal status.

Change suggested by respondent:

The plans spatial option should be a combination of Option 2 and 5. Although the issue of the community being more involved/ having greater influence should be embed in to the plan it should not be the leading factor for the spatial distribution of growth in the plan.

Attachments: None

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4893

Support

Document Element: Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20**Respondent:** Swallow Investments Limited**Agent:** Swallow Investments Limited**Summary:**

My client supports the LDP's preferred Strategic Growth and Spatial Options – they will deliver new housing in line with requirements and new jobs to match the same; and represent an optimistic, though not unrealistic set of assumptions and aspirations, geared towards encouraging housing and economic growth in the County over the LDP period.

Change suggested by respondent:

No Change to Plan.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

Object

Summary of representations:

Respondent comments on the links between the preferred strategy and the economic aspirations of the plan.

Summary of representation changes to plan:

Para. 8.20 needs to be more explicit in stating that the strategy needs to align with the ambitious economic aspirations of the plan.

Response:

Disagree. The development of the preferred option has emerged from the consideration of the spatial options and other considerations, including the economic needs and aspirations of the County. The option will recognise and reflect investment and economic benefits to the County and its communities through the City Deal, and other economic opportunities. It has utilised background evidence on the linkages between housing and economic development as set out within pieces of background evidence that the Council has commissioned. There is no further need to be more explicit in including the change suggested by the respondent.

Action:

No Action.

5164

Object

Document Element: Preferred Option - Balanced Community and Sustainable Growth Strategy, 8.20

Respondent: Jonathan Rainey

Summary:

Whilst we are broadly supportive of the preferred Spatial Option, we feel that it needs to be more explicit in stating that the strategy needs to align with the ambitious economic aspirations of the plan.

At present, we do not feel that this is reflected in the proposed Spatial Option and, therefore, it has not been fully justified in the context of the Council's economic growth ambitions.

We would stress that this does not require wholesale changes to the proposed Spatial Option as this could still be community led and the delivery of sustainable development should be at the heart of all Plan strategies. However, we would wish to see it reflect the Council's ambitious economic growth aspirations and acknowledge that this will influence the spatial distribution of development.

Change suggested by respondent:

Amendment to Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

9. A New Strategy

Object

Summary of representations:

We are broadly supportive of the Plan's ambitions to deliver economic growth and an uplifted housing requirement to support this. However, the perceived reduced importance of delivering the Council's ambitious economic growth targets within the Preferred Spatial Option has manifested in what we consider to be an ineffective Plan Strategy.

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree. The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to the county area, and evidence presented within the Deposit LDP and Topic Paper identifies a balanced and achievable targets in meeting economic growth. The revised LDP seeks to ensure that development is appropriate to the settlement and reflective of its ability to accommodate growth and to support the serviced and facilities available.

Action:

No change to the plan

5165

Object

Document Element: 9. A New Strategy

Respondent: Jonathan Rainey

Summary:

We are broadly supportive of the Plan's ambitions to deliver economic growth and an uplifted housing requirement to support this. However, the perceived reduced importance of delivering the Council's ambitious economic growth targets within the Preferred Spatial Option has manifested in what we consider to be an ineffective Plan Strategy.

Change suggested by respondent:

Change to the Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Dylai'r cyngor gyd-gynhyrchu Asesiad Cymunedol rheolaidd ym mhob ardal o'r sir gyda chymunedau fel partneriaid cyfartal.

The council should co-produce a regular Community Assessment in all areas of the county with communities as equal partners.

Response:

Anghytuno. Mae'r strategaeth ofodol yn cael ei hystyried yn unol â Chymru'r Dyfodol - cynllun cenedlaethol 2040 ac mae'n ceisio canolbwyntio twf mewn aneddiadau mwy a chydabwyd drwy'r ardaloedd twf cenedlaethol a rhanbarthol. Cyfeirir at sylfaen dystiolaeth y Cyngor, yn enwedig y papurau pwnc Dewisiadau Gofodol a Rôl a Swyddogaeth sy'n darparu'r rhesymeg dros ddosbarthu datblygiadau yn y sir.

Mae'r Papur Pwnc Amcanestyniad Poblogaeth ac Aelwydydd a'r dystiolaeth a gynhwysir yn yr adroddiad Tai a Thwf Economaidd yn nodi'r ystyriaethau hysbysu a'r cyfiawnhad dros amcanestyniadau poblogaeth ac aelwydydd ar gyfer y Sir.

Wrth asesu a nodi'r gofyniad am dai ar gyfer y Cynllun ac yn unol â Pholisi Cynllunio Cymru, defnyddiwyd amcanestyniadau lefel awdurdodau lleol LIC fel man cychwyn.

Roedd yr Adroddiad Tai a Thwf Economaidd yn ceisio adolygu ac asesu priodoldeb poblogaeth a thafluniadau aelwydydd diweddaraf Llywodraeth Cymru ar gyfer Sir Gaerfyrddin a cheisiodd hefyd ddarparu cyfres amgen o dystiolaeth ddemograffig a thueddol i'w hystyried. Mae'r Cyngor o'r farn bod gofyniad tai priodol a chyflawnadwy o fewn y CDLI Diwygiedig Adnau yn gallu cyflawni amcanion a pholisïau strategol y Cyngor; yn cadw'r ifanc yn y sir; yn cyflawni ar gyfer anghenion ein holl gymunedau trefol a gwledig; ac yn rhoi cyfle i greu swyddi, ymhlith eraill. Ystyrir y berthynas rhwng twf cartrefi a thwf economaidd ymhellach ym mhapur pwnc Twf a Dosbarthiad Gofodol Rhan 2: Creu Swyddi a'r economi.

Bydd ystyriaeth bellach yn cael ei roi wrth archwilio'r Cynllun.

Disagree. The spatial strategy is considered in accordance with Future Wales - the national plan 2040 and seeks to focus growth in larger settlements identified through the national and regional growth areas. Reference is drawn to the Council's evidence base, in particular the Spatial Options and the Role and Function Topic papers which provides the rationale for the distribution of development within the county.

The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG-based local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend-based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others. The relationship between household growth and economic growth is further considered in the Growth and Spatial Distribution Part 2: Job creation and the economy.

Further consideration will be given at the examination of the Plan.

Action:

Dim gweithredu
No action

Document Element: 9. A New Strategy**Respondent:** Rhanbarth Sir Gâr Cymdeithas yr Iaith**Summary:**

Fel gyda'r yr ail Gynllun gwrieddiol, mae'n anodd peidio â dod i'r casgliad i'r Cyngor Sir ofyn faint o dai fyddai eu hangen er mwyn cyflawni amcanion ei strategaeth adfywio gan fod nifer y tai wedi ei seilio ar Adroddiad Tai a Thwf Economaidd (Twf Poblogaeth) Turley.

Mae'r cynllun yn cydnabod y bu dirywiad sylweddol yn nifer y siaradwyr Cymraeg dros y degawdau diwethaf, felly rhaid gofyn pam bod yr ail Gynllun Datblygu Lleol wedi ei seilio ar amcanestyniad deng mlynedd yn Adroddiad Tai a Thwf Economaidd (Twf Poblogaeth) Turley. Roedd y Cynllun Datblygu Lleol cyntaf wedi ei seilio ar amcanestyniad poblogaeth hefyd, ac yn cynllunio ar gyfer twf. Mae'r Cynllun Adnewyddu'n disgwyl twf o 14,468 ym mhoblogaeth y Sir a bod angen 8,822 o dai er mwyn cyflawni amcan o greu 4,140 o swyddi.

Anghytunwn gyda'r Opsiwn a Ffeirir, sef Strategaeth Twf Cynaliadwy a Chymuned Gytbwys felly. Bydd canolbwyntio'r twf mewn dwy ardal yn nwyrain y sir, Llain Arfordirol Llanelli ac ardal Rhydaman / Cross Hands, yn annog mewnlifiad trwy greu pentrefi cymudwyr.

Mae'r Adroddiad ar yr Ymgynghoriad Cychwynnol yn nodi, mewn ymateb i sylwadau Cymdeithas yr Iaith i bryderon am seilio Cynllun Datblygu Lleol ar gynllun economaidd: "Further evidence will be produced to inform the economic needs of the County and its impacts upon the County's housing needs."

Mae sylwadau Llywodraeth Cymru i'r ymgynghoriad gwreiddiol hefyd yn nodi: "Further evidence and explanation is required to explain how and where the level of job growth will be delivered, including both strategic and non strategic allocations. It is unclear what the level of employment provision is and for what sector and how this translates into a land requirement for employment uses. The current employment evidence base is inconsistent and unclear. "The authority must fully justify/evidence that the growth levels are directed to the most sustainable places, related to the scale and location of housing need, not impacting negatively on the Welsh language and is realistic and deliverable." Does dim cyfeiriad yn y dogfennau diweddaraf at dystiolaeth bellach o effaith nac anghenion yn sgil datblygiadau economaidd.

As with the second original Plan, it is difficult not to conclude that the County Council asked how much housing would be needed to achieve the objectives of its regeneration strategy, as the number of houses is based on Turley's Housing and Economic Growth (Population Growth) Report.

The plan recognises that there has been a significant decline in the number of Welsh speakers in recent decades, therefore one must ask why the second LDP is based on a ten-year projection in Turley's Housing and Economic Growth (Population Growth) Report. The first LDP was also based on a population projection, and it planned for growth. The Deposit Plan expects a growth of 14,468 in the County's population and that 8,822 houses are needed to achieve an objective of creating 4,140 jobs.

We disagree with the Preferred Option, which is a Balanced Community and Sustainable Growth Strategy. Focusing growth in two areas in the east of the county, the Llanelli Coastal Belt and the Ammanford / Cross Hands area, will encourage an influx through the creation of commuter villages.

The Report on the Initial Consultation states, in response to Cymdeithas yr Iaith's comments regarding concerns about basing a Local Development Plan on an economic plan: "Further evidence will be produced to inform the economic needs of the County and its impacts upon the County's housing needs."

The Welsh Government's comments regarding the original consultation also state:

"Further evidence and explanation is required to explain how and where the level of job growth will be delivered, including both strategic and non strategic allocations. It is unclear what the level of employment provision is and for what sector and how this translates into a land requirement for employment uses. The current employment evidence base is inconsistent and unclear.

"The authority must fully justify/evidence that the growth levels are directed to the most sustainable places, related to the scale and location of housing need, not impacting negatively on the Welsh language and is realistic and deliverable."

There is no reference in the latest documents to further evidence of impact nor to needs arising from economic developments.

Change suggested by respondent:

Dylai'r cyngor gyd-gynhyrchu Asesiad Cymunedol rheolaidd ym mhob ardal o'r sir gyda chymunedau fel partneriaid cyfartal.

—
The council should co-produce a regular Community Assessment in all areas of the county with communities as equal partners.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Deliverable Growth, 9.10**Object****Summary of representations:**

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Consider rewording this section or be more ambitious by planning for greater growth.

Response:

The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend based evidence to consider.

The Council considers that an achievable, appropriate and deliverable housing requirement has been set within the Revised LDP.

Reference is drawn to the Growth and Spatial Distribution topic papers and the position statement relating to Housing Growth.

Action:

No action.

4792

Object

Document Element: Deliverable Growth, 9.10**Respondent:** The Home Builders Federation**Summary:**

The HBF does not agree that the proposed strategy can be described as 'ambitious' as in terms of housing numbers it merely plans to replicate what the previous plan achieved. The Swansea Bay City Deal and the areas status in the National plan as a Regional Growth area are the changes since the previous plan which should be a reason to be more ambitious and therefore allocated a higher housing requirement.

Change suggested by respondent:

Consider rewording this section or be more ambitious by planning for greater growth.

Attachments: None**Deliverable Growth, 9.11**

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Concerns over the delivery of several sites (considered elsewhere within the submission.

Response:

The allocation of sites within the LDP for residential purposes have been subject to full consideration through the site assessment methodology. As part of this assessment process detailed site pro formas have been prepared on each allocation.

Further matters to be considered at examination

Action:

No action.

5377

Support

Document Element: Deliverable Growth, 9.11**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

BDW Homes supports the strategy of building in flexibility to ensure the delivery of sustainable growth and to overcome any potential unforeseen deliverability issues, in line with national guidance. However, the Council should ensure that sites are viable and deliverable before they are taken forward as firm allocations in the LDP. There are concerns about several sites and their ability to contribute to delivering the housing growth projected over the Plan period. Paragraph 4.2.10 of PPW (Edition 10) states that, "The supply of land to meet the housing requirement proposed in a development plan must be deliverable."

Change suggested by respondent:

Concerns over the delivery of several sites (considered elsewhere within the submission).

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Placemaking, Infrastructure and Cohesive Communities, 9.43

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5590

Support

Document Element: Placemaking, Infrastructure and Cohesive Communities, 9.43**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Placemaking, Infrastructure and Cohesive Communities We welcome the sentiment of paragraph 9.43.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Respondent suggests an amendment to the wording in para. 9.43.

Summary of representation changes to plan:

Instead of 'necessary' it should say 'where required as a direct result of the development'.

Response:

Disagree. The word necessary is implicit in covering the correct requirement as set out in national guidance.

Action:

No Action.

4793

Object

Document Element: Placemaking, Infrastructure and Cohesive Communities, 9.43

Respondent: The Home Builders Federation

Summary:

The wording requires a minor amendment to keep it in line with the Circular on S106's.

Change suggested by respondent:

Instead of 'necessary' it should say 'where required as a direct result of the development'. This is an important point as S106's cannot be used to ask developers to pay to resolve existing issues just those directly created by the new development.

Attachments: None

Placemaking, Infrastructure and Cohesive Communities, 9.47

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5591

Support

Document Element: Placemaking, Infrastructure and Cohesive Communities, 9.47

Respondent: Dwr Cymru/Welsh Water

Summary:

Where there is insufficient infrastructure capacity and development wishes to connect in advance of our AMP capital investment, planning obligations or a commercial agreement welcome the inclusion of paragraph 9.47 and further commentary can be found in respect of the policy INF4.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Environmental Qualities and Areas for Protection, 9.51

Support

Summary of representations:

Respondent references the importance of paragraph 9.51 and makes reference to a proposal for pylons to be erected through the Towy valley

Summary of representation changes to plan:

No change to Plan

Response:

Comments noted, reference can be drawn to Planning Policy BHE2

Action:

No action

4737

Support

Document Element: Environmental Qualities and Areas for Protection, 9.51

Respondent: A New

Summary:

This is a crucial part of the strategy at a time when the rural, natural and historic environment is under threat. Most recently a proposal to build electricity pylons through our valleys by a private company outside of any Welsh Government infrastructure plan. We need enhanced protections in place now to prevent the despoiling of our landscape for private gain.

Change suggested by respondent:

Comment on the Plan

Attachments: None

Teifi, 10.21

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments welcomed

Action:

No action

4636

Support

Document Element: Teifi, 10.21

Respondent: Melyn Ltd

Agent: Mr Joe Ayoubkhani

Summary:

Support is given to the Deposit LDP where it states: "The close cross border relationship of the area to those communities in Ceredigion is noted, as is the role that settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents, and is a key consideration in the distribution and supply of homes within the 2nd Deposit LDP".

Change suggested by respondent:

No change to the Plan.

Attachments:

Layout Plan - <https://carmarthenshire.oc2.uk/a/5sz>

Representation form - <https://carmarthenshire.oc2.uk/a/54r>

11. Policies

Object

Summary of representations:

A number of objections have been received relating to the requirement for better provision for equestrian activities within the county. The LDP does not take into account the need for land to include horses and carriage drivers on routes for non motorised users.

Horse riders appear in the Planning Policy technical advice for leisure activities with walking and cycling but there is provision for them embedded in other policy but not for horse riders. The LDP needs to more robustly provide for horse riders as a leisure activity wanting countryside access, access to parks and green space.

Individual summaries are considered below.

Summary of representation changes to plan:

Change to the Plan

Response:

Noted.

Welsh Government Active Travel Guidance (July 2021) Paragraph 1.3.6. This recognises equestrianism as "overwhelmingly for leisure purposes rather than as a mode of transport as it rarely displaces a car journey." Criterion b) of policy TRA2, in contributing to the delivery of the Council's duties under the provisions of the Active Travel (Wales) Act 2013, recognises the contribution that Improvements, connections and/or extensions to PROW which specifically includes Bridleways can have. Indeed, the policy encourages incorporating them within the site, and/or through financial contributions delivery off-site provision.

Whilst the Plan seeks to recognise and make provision for improvements, connections and/or extensions it is not its role as a land use planning document to identify new networks (including safe off and on road networks) unless specifically identified elsewhere.

It is also not the role of the Revised LDP to deal with matters such as charging to access to other areas, restricted use or road safety. All such matters outside the remit of the Plan and would be considered through other forms of guidance, plans or strategies. In this respect the Plan in its preparation has had regard to other Plans and strategies as well as national planning guidance in developing its content and particularly the Rights of Way Improvement Plan noting the interrelationship of the Plan area's footpaths, bridleways and bye-ways and linked leisure opportunities.

Action:

No change to the Plan

5490

Object

Document Element: 11. Policies**Respondent:** Mrs Karen Burch**Summary:**

- Equestrians are officially classed as vulnerable road users and need provision to keep them safe which is not being adequately assessed currently. Carmarthenshire is predominantly rural and has a high horse population. Equestrians are not being included as active travellers on AT routes in Carmarthenshire so they require suitable parking space so they can transport horses to safe places to ride. The LDP is not addressing current or future needs of equestrians. Equestrians are not positively included in any policy other than the Rights of Way Improvement Plan.
- The LDP makes considerable reference to walking and cycling with projects and funding and policies referring to Active Travel and The Well Being and Future Generations Act. The LDP needs to allocate space and facilities for the same movement of equestrians, for local riders and tourists, where there is a significant interest in travelling a trail by tourists and access to local beaches, forests and parks.
- Issues with various sites across the County are cited, including in Pembrey, Gwendraeth Railway, Tywi Valley Path & Cross Hands.
- Horses are mentioned as leisure users briefly in TAN 16 in association with walking and cycling in relation to access to facilities. This needs to be more robust in the LDP as walking and cycling is being addressed under active travel but horse riders are not.
- In order to encourage walking, cycling and horse riding and other low carbon modes of travel which can help tackle climate change, particular attention should be given to opportunities to use disused railway corridors and canal towpaths to provide local and long distance routes and to enhance and extend linear open space corridors, including circular routes which can help reduce equestrian use of roads.
- The LDP should also consider the potential for extending and enhancing local and long distance recreational routes for walking, cycling and horse riding.
- Local planning authorities should seek to promote and provide better facilities for walkers, cyclists and horse riders, including people from ethnic minorities, disadvantaged and disabled people.

Change suggested by respondent:

- Reference equestrian users as referred to in the submission.

Attachments:

Attachment - figures - <https://carmarthenshire.oc2.uk/a/4n6>
 Horses in Carmarthenshire - <https://carmarthenshire.oc2.uk/a/4n7>
 Bridleways - <https://carmarthenshire.oc2.uk/a/4n8>
 National Equine Database - <https://carmarthenshire.oc2.uk/a/4n9>
 Wales map - <https://carmarthenshire.oc2.uk/a/4nv>
 Wales map - footpaths - <https://carmarthenshire.oc2.uk/a/4nb>
 email - redacted - <https://carmarthenshire.oc2.uk/a/573>

5491

Object

Document Element: 11. Policies**Respondent:** Helen Whittle**Summary:**

- Equestrians are officially classed as vulnerable road users and need provision to keep them safe which is not being adequately assessed currently. Carmarthenshire is predominantly rural and has a high horse population. Equestrians are not being included as active travellers on AT routes in Carmarthenshire so they require suitable parking space so they can transport horses to safe places to ride. The LDP is not addressing current or future needs of equestrians. Equestrians are not positively included in any policy other than the Rights of Way Improvement Plan.
- The LDP makes considerable reference to walking and cycling with projects and funding and policies referring to Active Travel and The Well Being and Future Generations Act. The LDP needs to allocate space and facilities for the same movement of equestrians, for local riders and tourists, where there is a significant interest in travelling a trail by tourists and access to local beaches, forests and parks.
- Issues with various sites across the County are cited, including in Pembrey, Gwendraeth Railway, Tywi Valley Path & Cross Hands.
- Horses are mentioned as leisure users briefly in TAN 16 in association with walking and cycling in relation to access to facilities. This needs to be more robust in the LDP as walking and cycling is being addressed under active travel but horse riders are not.
- In order to encourage walking, cycling and horse riding and other low carbon modes of travel which can help tackle climate change, particular attention should be given to opportunities to use disused railway corridors and canal towpaths to provide local and long distance routes and to enhance and extend linear open space corridors, including circular routes which can help reduce equestrian use of roads.
- The LDP should also consider the potential for extending and enhancing local and long distance recreational routes for walking, cycling and horse riding.
- Local planning authorities should seek to promote and provide better facilities for walkers, cyclists and horse riders, including people from ethnic minorities, disadvantaged and disabled people.

Change suggested by respondent:

- Reference made in the LDP to equestrian users.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56n>

5492

Object

Document Element: 11. Policies**Respondent:** Sue Turner**Summary:**

Summary: • Equestrians are officially classed as vulnerable road users and need provision to keep them safe which is not being adequately assessed currently. Carmarthenshire is predominantly rural and has a high horse population. Equestrians are not being included as active travellers on AT routes in Carmarthenshire so they require suitable parking space so they can transport horses to safe places to ride. The LDP is not addressing current or future needs of equestrians. Equestrians are not positively included in any policy other than the Rights of Way Improvement Plan.

- The LDP makes considerable reference to walking and cycling with projects and funding and policies referring to Active Travel and The Well Being and Future Generations Act. The LDP needs to allocate space and facilities for the same movement of equestrians, for local riders and tourists, where there is a significant interest in travelling a trail by tourists and access to local beaches, forests and parks.
- Issues with various sites across the County are cited, including in Pembrey, Gwendraeth Railway, Tywi Valley Path & Cross Hands.
- Horses are mentioned as leisure users briefly in TAN 16 in association with walking and cycling in relation to access to facilities. This needs to be more robust in the LDP as walking and cycling is being addressed under active travel but horse riders are not.
- In order to encourage walking, cycling and horse riding and other low carbon modes of travel which can help tackle climate change, particular attention should be given to opportunities to use disused railway corridors and canal towpaths to provide local and long distance routes and to enhance and extend linear open space corridors, including circular routes which can help reduce equestrian use of roads.
- The LDP should also consider the potential for extending and enhancing local and long distance recreational routes for walking, cycling and horse riding.
- Local planning authorities should seek to promote and provide better facilities for walkers, cyclists and horse riders, including people from ethnic minorities, disadvantaged and disabled people.

Change suggested by respondent:

Reference equestrian users as referred to in the submission.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56m>

5943

Object

Document Element: 11. Policies**Respondent:** Mrs Karen Burch**Summary:**

Comments are made by the respondent to the adopted LDP chapter 6.9: Recreation & Leisure. As the chapter no longer exists, the Council has determined the comments as being applicable to general policies.

The chapter's reference to leisure and recreation opportunities does not specifically mention equestrian needs and its inference in the policy does not suggest that equestrians are being adequately considered as "predominantly leisure users". (this phrase is routinely used in responses by the council when we are asking for inclusion on Active Travel routes so it would be expected that equestrians would be robustly included in any leisure and recreation policy and the LDP.) Forestry, beaches and parks are important sites for lawful safe off road riding and the limited rights of way network for horses means that these sites are attracting increased equestrian traffic as riders are looking for off road places to ride that they can also park at. Parking of horse transport is required if access to these sites is on a busy A road or requiring negotiation of roundabouts, fast moving traffic or other hazards.

Change suggested by respondent:

No change specified.

Attachments:

Attachment - figures - <https://carmarthenshire.oc2.uk/a/4n6>
 Horses in Carmarthenshire - <https://carmarthenshire.oc2.uk/a/4n7>
 Bridleways - <https://carmarthenshire.oc2.uk/a/4n8>
 National Equine Database - <https://carmarthenshire.oc2.uk/a/4n9>
 Wales map - <https://carmarthenshire.oc2.uk/a/4nv>
 Wales map - footpaths - <https://carmarthenshire.oc2.uk/a/4nb>
 email - redacted - <https://carmarthenshire.oc2.uk/a/573>

5470

Object

Document Element: 11. Policies**Respondent:** Danielle Glaister**Summary:**

Horse riders from the county and beyond deserve better provision we are vulnerable road users and have shared existing rights of way for decades without issue why is it that now funding s available for cycling and walking a huge population of people are being left out.

Please ensure we get a fair portion of funding and rights of way available to us

1. We should ask that the LDP takes account of this need for land to include horses and carriage drivers on routes for non motorised users.
2. we need land for parking horse transport as if we cant ride to safe sites for riding then we need to be able to park.
3. We are reminded that we are not "transport" but are considered a leisure activity but there is no mention in the LDP specifically about equestrian sports or sites where we can go to to ride safely

Change suggested by respondent:

Amend Policy

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5xf>

5952

Object

Document Element: 11. Policies**Respondent:** Helen Whittle**Summary:**

Comments are made by the respondent to the adopted LDP chapter 6.9: Recreation & Leisure. As the chapter no longer exists, the Council has determined the comments as being applicable to general policies.

The chapter's reference to leisure and recreation opportunities does not specifically mention equestrian needs and its inference in the policy does not suggest that equestrians are being adequately considered as "predominantly leisure users". (this phrase is routinely used in responses by the council when we are asking for inclusion on Active Travel routes so it would be expected that equestrians would be robustly included in any leisure and recreation policy and the LDP.) Forestry, beaches and parks are important sites for lawful safe off road riding and the limited rights of way network for horses means that these sites are attracting increased equestrian traffic as riders are looking for off road places to ride that they can also park at. Parking of horse transport is required if access to these sites is on a busy A road or requiring negotiation of roundabouts, fast moving traffic or other hazards.

Change suggested by respondent:

No change specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56n>

5954

Object

Document Element: 11. Policies**Respondent:** Sue Turner**Summary:**

Comments are made by the respondent to the adopted LDP chapter 6.9: Recreation & Leisure. As the chapter no longer exists, the Council has determined the comments as being applicable to general policies.

The chapter's reference to leisure and recreation opportunities does not specifically mention equestrian needs and its inference in the policy does not suggest that equestrians are being adequately considered as "predominantly leisure users". (this phrase is routinely used in responses by the council when we are asking for inclusion on Active Travel routes so it would be expected that equestrians would be robustly included in any leisure and recreation policy and the LDP.) Forestry, beaches and parks are important sites for lawful safe off road riding and the limited rights of way network for horses means that these sites are attracting increased equestrian traffic as riders are looking for off road places to ride that they can also park at. Parking of horse transport is required if access to these sites is on a busy A road or requiring negotiation of roundabouts, fast moving traffic or other hazards.

Change suggested by respondent:

No change specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56m>

5488

Object

Document Element: 11. Policies**Respondent:** Mrs Jacqui Kedward**Summary:**

General objection to the Policies of the LDP in not catering for the needs of equestrians:

I would like to raise the point that the LDP should take account of this need for land to include horses and carriage drivers on routes for non motorised users. This would ensure horse riders don't have to transport their horses in vehicles but instead can access our communities on hoof. Where this isn't possible, horse riders need land for parking horse transport as if they can't ride to safe sites for riding then they need to be able to park. Horse riders appear in the Planning Policy technical advice for leisure activities with walking and cycling but there is provision for them embedded in other policy but not for horse riders. The LDP needs to more robustly provide for horse riders as a leisure activity wanting countryside access, access to parks and green space.

Change suggested by respondent:

No specific changes specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5hk>

5489

Object

Document Element: 11. Policies**Respondent:** Catherine Hoyt**Summary:**

Carmarthenshire County Council are generally not supportive or sympathetic to the needs of equestrians in Carmarthenshire. The untackled problems with PROWS, the non inclusion of equestrians in new paths being created and the lack of provision for parking in the very few green spaces that allow us to ride.

Two weeks ago we had two serious equestrian accidents in Trimsaran, with one horse fatality. This is on top of the already doubling in traffic incidents in Carmarthenshire last year from the previous year. Please can the Council start to take our needs seriously before we lose a rider to a car accident. I know many riders who won't buy a permit for the safe forest because of the parking issues. We need safe places to ride and safe places to park.

Change suggested by respondent:

Nothing stated

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5hj>

5493

Object

Document Element: 11. Policies**Respondent:** Helen Donnan**Summary:**

General comments on the needs of equestrians within the Revised LDP:

The Future of Generations Act 2015 underpins the importance of access to our outdoor spaces. Equestrians' activities provide great opportunity for people of all ages and disabilities to access the countryside and participate in sport. Equestrians also can and do contribute significantly to local economies. The LDP, Councils and design engineers etc can, by consulting with local equestrians and associated businesses and with The British Horse Society help to engage and so plan for inclusion and safer off-road access. Furthermore, the Active Travel Act states that local authorities should be aware that equestrians are vulnerable road users and should not restrict equestrian access to routes that they currently enjoy.

Change suggested by respondent:

No specific change noted.

Attachments:

Stats on horse riding - <https://carmarthenshire.oc2.uk/a/4ng>
letter - redacted - <https://carmarthenshire.oc2.uk/a/5gd>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Further evidential work required

Response:

The preparation of the Revised LDP including the identification to the preferred spatial options and growth pre-dated the publication of Future Wales. Nevertheless the Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth Report sets out the informing considerations and the justification for the population and household projections for the County, in addition to the location of growth.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend based evidence to consider.

Action:

No action

5541

Object

Document Element: 11. Policies**Respondent:** Welsh Government**Summary:****Statement of General Conformity**

The following conformity statement is a 'caveated response'. Until the issues raised in Annex 2 of this letter regarding fundamental inconsistencies with the total housing provision are addressed, and their implications understood, it is not possible to give a firm view on matters of conformity at this time. The following statement is based on what is currently set out in Policy SP4, namely a housing provision of 9,704 homes, a supportive Welsh Language Impact Assessment and the majority of this growth being located in the Tier 1 and Tier 2 settlements. (which have been registered as separate representations)

The Welsh Government is of the opinion that RLDP is in general conformity with the National Development Framework: Future Wales, as set out in paragraphs 2.16 – 2.18 of the Development Plans Manual (Edition 3) for the following reasons:

- Scale of growth
- Distribution of growth
- Policy 19 – Regional Planning and 28 National Growth Area: Future Wales requires a strategic approach to planning in advance of the formal commencement of SDPs. However, further clarification is required to understand how the level of growth proposed is complementary to neighbouring authorities and ensure key investment decisions support the National Growth Area and the wider region. This point is particularly pertinent given the current lack of transparency on the level of housing provision.

Other comments for consideration:

The plan itself is largely silent about Future Wales and its influence on the scale and location of growth, and the policies within the plan. This should be made clearer and more explicit. See also specific comments (registered as separate representations) regarding renewable energy, the consideration of BMV land and Future Wales.

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Noted.

The objections to the policies set out within this representation are considered elsewhere within the report.

Action:

No action.

5944

Object

Document Element: 11. Policies**Respondent:** Gwyn Stacey**Petition:** 2 petitioners**Summary:**

We wish to support the points raised in the response submitted by Plaid Cymru Councillors and fully support the content of the document.

Change suggested by respondent:

No change specified.

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/446>

11. Policies, 11.1

Support

Summary of representations:

11.1 We note the intention that the strategic policies reflect the core elements of sustainability and sustainable development and the four themes of the Carmarthenshire Well-being plan.

Summary of representation changes to plan:

No change to the Plan

Response:

Noted

Action:

No action

5716

Support

Document Element: 11. Policies, 11.1**Respondent:** Natural Resources Wales**Summary:**

11.1 We note the intention that the strategic policies reflect the core elements of sustainability and sustainable development and the four themes of the Carmarthenshire Well-being plan.

Change suggested by respondent:

No change

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy - SP1: Strategic Growth

Support

Summary of representations:

The respondents identify that the Plan provides an achievable level of growth

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed.

The strategy of the Revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to its settlements and clusters.

Action:

No action

4894

Support

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Swallow Investments Limited

Agent: Swallow Investments Limited

Summary:

Strategic Policy SP1 reflects the LDP's preferred Strategic Growth and Spatial Options, confirming inter alia provision of 9,704 new dwellings to meet a requirement of 8,822 new dwellings over the LDP period, distributed in a sustainable manner consistent with the LDP's Spatial Strategy and Settlement Hierarchy. My client supports Strategic Policy SP1 – it sets the context for delivering new housing in line with requirements; and represents a sustainable and optimistic, though not unrealistic strategy geared towards encouraging and delivering new housing in the County over the LDP period.

Change suggested by respondent:

No change to Plan.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

4920

Support

Document Element: Strategic Policy - SP1: Strategic Growth**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

We support Policy SP1 which includes provision for 9,704 new homes to meet the identified housing requirement of 8,822 and consider this to be an achievable level of growth for the County. We would reiterate the importance of enabling appropriate levels of growth in smaller sustainable villages, such as Pendine, in addition to larger key settlements, to ensure these housing targets for the Plan period can be achieved.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

Object

Summary of representations:

A summary of critical issues faced by rural communities at this time is provided by the respondent.

Summary of representation changes to plan:

Change the Plan to address the issues.

Response:

The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of rural communities from a land use planning perspective. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies.

Action:

No action.

5841

Object

Document Element: Strategic Policy - SP1: Strategic Growth**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

A summary of critical issues faced by rural communities at this time include: De-population of young people; Altered demographic – increasing purchase and occupation of residential dwellings by older couples or individuals; Market forces – demand of older generations who have the means to purchase a rural lifestyle pushing property prices beyond the reach of younger working families; Media marketing - aspire to relocate to idyllic rural locations; Tourism; The Welsh language; Community – traditional rural community structures breaking; Community Services – lack of young families stepping into and running the voluntary community services such as sports clubs, PTAs, Church/Chapel groups, social events etc.; The Family – breakdown of “family care cycle”; Local Culture – not necessarily being recognised or acknowledged by new demographic.

Reference is made the the Wales Rural Observatory and a study by Carmarthenshire County Council: “Moving Rural Carmarthenshire Forward”. There is a disconnect between the recommendations in the MOVING RURAL CARMARTHENSHIRE FORWARD report – supporting the efforts of local people to maintain and develop rural communities – and the inflexibility of the planning framework.

Change suggested by respondent:

Amend Plan to address these issues

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5896

Object

Document Element: Strategic Policy - SP1: Strategic Growth**Respondent:** Cllr. Ken Howell**Summary:**

A summary of critical issues faced by rural communities at this time include: De-population of young people; Altered demographic – increasing purchase and occupation of residential dwellings by older couples or individuals; Market forces – demand of older generations who have the means to purchase a rural lifestyle pushing property prices beyond the reach of younger working families; Media marketing - aspire to relocate to idyllic rural locations; Tourism; The Welsh language; Community – traditional rural community structures breaking; Community Services – lack of young families stepping into and running the voluntary community services such as sports clubs, PTAs, Church/Chapel groups, social events etc.; The Family – breakdown of “family care cycle”; Local Culture – not necessarily being recognised or acknowledged by new demographic.

Change suggested by respondent:

Amend Plan to address these issues.

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

The respondents seek a change to the housing requirement, more detail is provided in the individual summaries.

Summary of representation changes to plan:

Change to the housing requirement.

Response:

The Plan's Strategy and its sustainable approach to the provision of new homes has been formulated on the basis of sustainable development principles and in accordance with the provisions of national planning policy. The housing requirement figure for the County is based on the Population Growth (PG) - 10yr projection scenario which is robustly evidenced.

Action:

No action.

5007

Object

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Persimmon Homes West Wales

Summary:

The 2nd Deposit Plan has 456 less new homes in the plan period from the original Deposit Plan which was consulted upon. A more ambitious housing requirement would facilitate the economic growth required in the county and will be more effective in achieving the Council's vision and objectives. Persimmon Homes considers that the plan lacks ambition in regards to the housing numbers.

Change suggested by respondent:

Amend the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

5466

Object

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Evans Banks Planning Limited

Summary:

The current housing figure being put forward by the Deposit LDP is not sufficient to compensate for the historic under provision and prevent the current worrying and unsustainable demographic trends from being reversed.

We therefore respectfully request that the housing need figure be revisited to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Amend Plan

Attachments:

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/5xm>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xn>

email - redacted - <https://carmarthenshire.oc2.uk/a/5xy>

Strategic Policy - SP1: Strategic Growth

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Newid niferoedd tai o fewn y Cynllun

Change to the housing numbers within the Plan

Response:

Anghytuno. Mae'r Papur Pwnc Amcanestyniad Poblogaeth ac Aelwydydd a'r dystiolaeth a gynhwysir yn yr Adroddiad Tai a Thwf Economaidd yn nodi'r ystyriaethau hysbysu a'r cyfiawnhad dros amcanestyniadau poblogaeth ac aelwydydd ar gyfer y Sir. Wrth asesu a nodi'r gofyniad am dai ar gyfer y Cynllun ac yn unol â Pholisi Cynllunio Cymru, defnyddiwyd amcanestyniadau lefel awdurdodau lleol LIC fel man cychwyn. Roedd yr Adroddiad Tai a Thwf Economaidd yn ceisio adolygu ac asesu priodoldeb poblogaeth a thafluniadau aelwydydd diweddaraf Llywodraeth Cymru ar gyfer Sir Gaerfyrddin a cheisiodd hefyd ddarparu cyfres amgen o dystiolaeth ddemograffig a thueddiadau i'w hystyried. Mae'r Cyngor o'r farn bod gofyniad tai priodol a chyflawnadwy o fewn y ffactorau CDLI Diwygiedig Adnau yn y gallu i gyflawni amcanion a pholisiâu strategol y Cyngor, yn cadw'r ifanc yn y sir, yn cyflawni ar gyfer anghenion ein holl gymunedau trefol a gwledig, ac yn rhoi cyfle i greu swyddi, ymhlith eraill.

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG-based local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend evidence to consider.

The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others.

Action:

Dim gweithredu

No action.

5771

Object

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Cllr. Meinir James

Summary:

Mae 8,822 yn nifer rhy uchel o dai mewn cyfnod cymharol fyr a fydd yn handwyol iawn i'r Gymraeg yn Sir Gaerfyrddin. Mae darpariaeth hefyd yn yr 2il CDLI ar gyfer hyd at 9,704 o dai newydd yn fygythiad pellach i'r Gymraeg barhau a ffynnu yn ein cymunedau.

Mae rhagestyniadau twf poblogaeth Llywodraeth Cymru yn amcangyfrif cynnydd llawer is yn y boblogaeth ac yn gyffredinol mae mwy yn marw nag sydd yn cael eu geni yn Sir Gâr. Yn ôl ffigyrau Llywodraeth Cymru, 4100 o gynnydd yn y boblogaeth a welwyd mewn 10 mlynedd yn 2011.

Dylid ystyried beth yw'r gofynion yn y cymunedau ond mae opsiwn gofodol yn ystyried y defnydd o dir yn hytrach na'r effaith ar y defnydd tir ar y bobol a'r gymuned.

Gwneir pwyntiau pellach sy'n cynnwys:

- Mae'r opsiwn a ffefrir hefyd yn rhy uchelgeisiol o ran yr economi ag yn anelu at dyfiant llawer rhy gyflym fydd hefyd yn effeithio'n fawr ar y Gymraeg yng nghymunedau'r Sir.
- Yr angen i cadw pobl ifanc yn y Sir.
- Mae angen twf graddol a gofalus i ddiogelu a datblygu ein cymunedau i fod yn gymunedau hyfyw.
- Byddai 6500-7000 o dai yn ffigwr yn fwy realistig o ran y darpariaeth sydd ei angen gyda 45% o rhain yn dai fforddadwy, canran a awgrymir yn Fframwaith Datblygu Cenedlaethol 2040 (Llywodraeth Cymru).
- Cymhariaeth â'r Fframwaith Datblygu Cenedlaethol, gyda chasgliad bod yr 8,822 yn rhy uchel i Sir Gaerfyrddin.
- Mae pryder mawr bod cyfanswm y tai a fwriedir yn yr 2il CDLI yn atal ffyniant a pharhad y Gymraeg yn iaith gymunedol yn Sir Gaerfyrddin.

-

8,822 is too high a number of houses in a relatively short period of time which will be very detrimental to the Welsh language in Carmarthenshire. There is also provision in the 2nd LDP for up to 9,704 new homes which poses a further threat to the Welsh language in terms of its continuity and its ability to thrive in our communities.

The Welsh Government's population growth projections estimate a much lower increase in population and overall more die than are born in Carmarthenshire. According to Welsh Government figures, in 2011 a population increase of 4100 was observed over 10 years.

Consideration should be given to what the requirements are in the communities, but a spatial option considers the land use rather than the impact of the land use on the people and the community.

Further points are made which include:

- The preferred option is also too ambitious in terms of the economy and it aims for far too rapid growth which will also greatly impact the Welsh language in the County's communities.
- The need to keep young people in the County.
- Gradual and careful growth is needed to protect and develop our communities into viable communities.
- A figure of 6500-7000 houses would be more realistic in terms of the provision needed with 45% of these being affordable housing, a percentage suggested in the National Development Framework 2040 (Welsh Government).
- Comparison with the National Development Framework, with a conclusion that the 8,822 is too high for Carmarthenshire.
- There is great concern that the total number of houses intended in the 2nd LDP is preventing the prosperity and continuation of Welsh as a community language in Carmarthenshire.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol

—

No specific change noted

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Amend Plan.

Response:

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement has been set within the Revised LDP.

The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to its cluster. In this respect the revised LDP seeks to ensure that development is appropriate to the settlement and reflective of its ability to accommodate growth and the services and facilities available. Reference is drawn to the Growth and Spatial Distribution topic papers and the position statement relating to Housing Growth.

Action:

No action.

5166

Object

Document Element: Strategic Policy - SP1: Strategic Growth**Respondent:** Jonathan Rainey**Summary:**

Support is given to deliver a higher quantum of dwellings over the plan period to align with the Council's economic growth ambitions & the proposed 10% flexibility. However, we question why this has been reduced from the 15% flexibility applied in the First Deposit Revised LDP. This is particularly important in the context where one of the reserve sites under Policy SG2 has been removed.

We are not convinced the distribution of housing has been properly justified in the context of the ambition to deliver higher levels of economic growth.

The distribution strategy does not take a realistic view of the capacity of lower order settlements to deliver economic growth, relative to the Tier 1 settlements and has, accordingly, failed to allocate a sufficient level of housing in close proximity to key employment areas.

It is important for housing to be delivered in close proximity to key employment areas. Policies SP1 and SP4 (including their supporting text) need to clearly justify the overall quantum of development to be delivered at each settlement tier and then explain how it will be distributed to support the economic aspirations of the plan, alongside its sustainability and community aspirations. Its failure to do so at present is a significant deficiency with the plan that needs to be addressed.

Change suggested by respondent:

Amend Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Newid fel y nodir.

Change as set out

Response:

Anghytuno. Mae'r Papur Pwnc Amcanestyniad Poblogaeth ac Aelwydydd a'r dystiolaeth a gynhwysir yn yr adroddiad Tai a Thwf Economaidd yn nodi'r ystyriaethau hysbysu a'r cyfiawnhad dros amcanestyniadau poblogaeth ac aelwydydd ar gyfer y Sir.

Wrth asesu a nodi'r gofyniad am dai ar gyfer y Cynllun ac yn unol â Pholisi Cynllunio Cymru, defnyddiwyd amcanestyniadau lefel awdurdodau lleol LIC fel man cychwyn.

Roedd yr Adroddiad Tai a Thwf Economaidd yn ceisio adolygu ac asesu priodoldeb poblogaeth a thafluniadau aelwydydd diweddaraf Llywodraeth Cymru ar gyfer Sir Gaerfyrddin a cheisiodd hefyd ddarparu cyfres amgen o dystiolaeth ddemograffig a thueddol i'w hystyried. Mae'r Cyngor o'r farn bod gofyniad tai priodol a chyflawnadwy o fewn y CDLI Diwygiedig Adnau yn gallu cyflawni amcanion a pholisïau strategol y Cyngor; yn cadw'r ifanc yn y sir; yn cyflawni ar gyfer anghenion ein holl gymunedau trefol a gwledig; ac yn rhoi cyfle i greu swyddi, ymhlith eraill. Ystyrir y berthynas rhwng twf cartrefi a thwf economaidd ymhellach ym mhapur pwnc Twf a Dosbarthiad Gofodol Rhan 2: Creu Swyddi a'r economi.

Bydd ystyriaeth bellach yn cael ei roi wrth archwilio'r Cynllun.

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG-based local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend-based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others. The relationship between household growth and economic growth is further considered in the Growth and Spatial Distribution Part 2: Job creation and the economy.

Further consideration will be given at the examination of the Plan.

Action:

Dim gweithredu

No action.

5864

Object

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Dyfodol

Summary:**SP1 Twf Strategol – Gwrthwynebiad i lefel twf**

Rhoddir dadansoddiad manwl yn gwrthwynebu'r amcanestyniadau poblogaeth ac aelwydydd a'r opsiwn twf a fabwysiadwyd yn y CDLI. Nid yw Dyfodol i'r Iaith yn gallu cefnogi'r CDLI. Mae'r cyflwyniad hwn wedi'i rannu'n bedwar sylw (cyf: 5864, 5865, 5866 a 5867). Rhoddir manylion a dadansoddiad helaeth yn y cyflwyniad a dylid cyfeirio atynt. Y pwyntiau a gynhwysir yn y cyflwyniad yw:

- Mae ymchwil a wnaed gan Ian Mulheirn yn dangos bod y cyflenwad tai yn ei gyfanrwydd yn ddigonol.
- Dadansoddiad o'r sefyllfa yn Sir Gaerfyrddin, gan edrych ar Asesiad Iaith 2019, data'r Cyfrifiad, data ysgolion, data tai gwag, data prisiau tai, data Ystadegau Cymru.
- Adeiladu tai yn bennaf ar gyfer mewnfudwyr yw'r hyn sydd wedi digwydd yn y sir, a hynny pan oedd cyflenwad cyffredinol digonol o dai yn Sir Gaerfyrddin.
- Mae diffyg tystiolaeth i gyfiawnhau'r polisiau yn nodwedd o'r CDLI.
- Gan gydnabod y bydd rhai yn sicr yn elwa o adeiladu 8,822 o dai rhwng 2018 a 2033, fel grŵp pwyso, mae Dyfodol i'r Iaith yn credu mai twf graddol a gofalus sydd ei angen, tra bod y polisi i wneud y sir yn fwy Cymraeg yn dwyn ffrwyth.
- Trafodaeth ar y cysylltiad rhwng twf poblogaeth a thwf cyflogaeth amcangyfrifedig a'r rhagolygon economaidd.
- Dylai cynllunio adferiad canol trefi'r sir fod yn flaenoriaeth i'r Adran Flaen-gynllunio.
- Ni roddir digon o sylw i bolisi cydnabyddedig Llywodraeth Cymru.

SP1 Strategic Growth – Objection to level of growth

A detailed analysis is provided objecting to population and household projections and the growth option adopted in the LDP. Dyfodol yr Iaith is unable to support the LDP. This submission has been split into 4 representations (ref: 5864, 5865, 5866 & 5867). Extensive detail and analysis is provided in the submission and should be referred to.

Points included the submission are:

- Citation of research undertaken by Ian Mulheirn shows that the housing supply as a whole is sufficient.
- An analysis of the situation in Carmarthenshire, looking at the Language Assessment of 2019, Census data, school data, empty housing data, house price data, Stats Cymru data,
- Building houses mainly for immigrants is what has happened in the county, and that when there was an adequate general supply of housing in Carmarthenshire.
- A lack of evidence to justify the policies is a feature of the LDP.
- While acknowledging that some will certainly benefit from the construction of 8,822 houses between 2018 and 2033, as a pressure group, Dyfodol i'r Iaith believes that it is gradual and careful growth that is needed, while the policy to make the county more Welsh bears fruit.
- A discussion of the relationship of the link between population growth and estimated employment growth & the economic outlook.
- Planning the recovery of the county's town centres should be a priority for the Forward Planning Department.
- Insufficient regard is given to Welsh Government's recognised policy.

Change suggested by respondent:

Newid fel y nodir

Change as set out

Attachments:

Comments (English) - <https://carmarthenshire.oc2.uk/a/5th>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5c3>

Comments - redacted - <https://carmarthenshire.oc2.uk/a/5c4>

Comments ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c5>

Presentation - redacted - <https://carmarthenshire.oc2.uk/a/5c6>

Presentation ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c7>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Response:

Mae'r amrywiaeth o fewn y Sir yn cael ei gydnabod trwy ddarparu tai mewn ardaloedd gwledig, a'r gwerth y mae ardaloedd o'r fath yn ei chwarae o fewn y Sir. O fewn pentrefi gwledig (Haen 4), ac aneddiadau heb eu diffinio, gall cyfleoedd ar gyfer datblygiadau tai newydd fodoli i gynigwyr cynigion preswyl priodol.

Gellir darparu cynigion tai fforddiadwy i ddiwallu angen lleol drwy bolisiau o fewn y Cynllun. Mae'r CDLI Diwygiedig yn darparu digon o hyblygrwydd o fewn diffiniad Angen Lleol i ganiatáu datblygiadau newydd o dan yr amgylchiadau cywir.

The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

Affordable housing proposals to meet local need can be accommodated through policies within the Plan. The Revised LDP provides sufficient flexibility within the Local Need definition to allow new development in the correct circumstances.

Action:

Dim gweithredu

No action

5806

Object

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Cllr. Bryan Davies

Summary:

Carem fynegi fy nghefnogaeth llwyr I'r ddogfen mae'r Cynghorwraig Carys Jones wedi ei baratoi ar y LDP ar ran Cynghorwyr Plaid Cymru sydd ar Gyngor Sir Gâr.

Credaf ei bod yn hollol bwysig i Gyngor Sir Gâr ac ar draws Cymru gyfan, fedri cefnogi pobl lleol sydd yn byw yn ein hardaloedd gwledig neu am ddod yn ôl i'w hardal genedigol, gael y cyfle a phob cefnogaeth i adeiladu yn yr ardal eu magwyd. Mae pobl lleol yn mynd yn hynnach ac felly am ymddeol yn yr ardal ac nid am orfod mynd i fyw yn y pentref neu dref agosaf, maent hwy a chenedlaethau cynt wedi gwasanaethu eu hardal wledig lleol a dylem fedri eu cefnogi. Gweler yr angen ar ieuenctud sydd wedi mynd i ffwrdd i wella eu haddysg neu i weithio sydd am ddod yn ôl i fyw neu am ddechrau bywyd teuluol yn nghefn gwlad ac felly cefnogi yr ysgol a'r diwylliant Cymreig lleol. Yn yr oes hon, gyda chostiau byw mor uchel mae codi teulu yn haws drwy gael Datcu a Mamgu neu aelodau eraill o'r teulu i warchod a chludo plant fel bod angen, yn werthfawr dros ben ac amrhisiadwy. Hefyd gyda phwysau trwm ar yr Awdurdodau lechyd mae cael ieuencti i gynorthwyo edrych ar ôl aelodau hynnach o'r teulu yn ysgafnhau ar hyn. Nid oes daear ar gael i bawb o fewn y CDLI/LDP yng nghefn gwlad ac felly dylem fod yn medri edrych ar geisiadau yn unigol ac yn medri bod yn hyblug i drafod ar yr hyn sydd yn cael ei ofyn amdano ac hyn tu allan i'r LDP Yr Ardaloedd Gwledig yw cadarnle yr iaith Gymraeg a gyda'r iaith Gymraeg yn mynd i lawr yn nifer y siaradwyr dylem fod yn cymeryd hyn i ystyriaeth a gwneud y gorau i anog tyfiant yr iaith ym mhoblogaeth cefn gwlad Cymru. Mae Llywodraeth Cymru am weld nifer y Siaradwyr Cymraeg yn Filiwn erbyn y Flwyddyn 2050 ac os na wneir yr amodau cynllunio yng nghefn gwlad Cymru yn llawer mwy hyblug a'r modd i ddefnyddio synnwyr cyffredin, yna nid oes posib achub ar yr iaith fel y bwriedir.

I would like to express my full support for the document that Councillor Carys Jones has prepared on the LDP on behalf of Plaid Cymru Councillors on Carmarthenshire County Council.

I think it is absolutely important for Carmarthenshire County Council and across the whole of Wales, to be able to support local people who live in our rural areas or want to come back to their home area, to have the opportunity and every support to build in the area they grew up in. Local people are getting older and therefore want to retire in the area and not want to have to go to live in the nearest village or town, they and generations before have served their local rural area and we should be able to support them. We see the need for youngsters who have gone away to improve their education or work who want to come back to live or start family life in the countryside and therefore support the local Welsh school and culture. In this day and age, with such a high cost of living raising a family is made easier by having parents or other family members to babysit and transport children as necessary, extremely valuable and impenetrable. There is also pressure on the Health Authorities and having the young to help look after older family members lightens this. Land isn't available for everyone within the LDP in rural areas and therefore we should be able to look at individual cases and we should be flexible to discuss what is being asked and this is outside the LDP in rural areas this is outside the rural areas where the Welsh language heartland, with the Welsh language speakers reducing we should take this into account and do our best to support growth of the language in rural area in Wales. The Welsh Government wants the number of Welsh speakers to be a Million by the Year 2050 and if the planning conditions in rural Wales are not made much more arduous and the means to use common sense, then the language cannot be saved as intended.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Email CYM - redacted - <https://carmarthenshire.oc2.uk/a/5ck>

Email ENG - redacted - <https://carmarthenshire.oc2.uk/a/5cz>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Response:

Mae'r angen am dai wedi'i nodi trwy dystiolaeth gadarn. Darperir rhagor o wybodaeth drwy sylfaen dystiolaeth a phapurau pwnc y Cynllun. Mae asesiad effaith ar y Gymraeg o'r Ail Gynllun Adnau ynghyd â'r diweddariad dystiolaeth Gymraeg yn rhoi dadansoddiad o effeithiau disgwylidig y cynllun ar y Gymraeg.

Gellir rhoi ystyriaeth bellach wrth archwilio'r Cynllun.

The housing need has been identified through robust evidence. Further information is provided through the Plan's evidence base and topic papers. A Welsh language impact assessment of the 2nd Deposit Plan along with the Welsh language evidence update provide an analysis of the anticipated impacts of the plan on the Welsh language.

Further consideration can be given at the examination of the Plan.

Action:

Dim gweithredu

No action

5920

Object

Document Element: Strategic Policy - SP1: Strategic Growth

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Credwn nad yw elfennau allweddol o'r cynllun diwygiedig yn seiliedig ar dystiolaeth gadarn, a bod tipyn o waith i'w wneud i sicrhau dyfodol hyfyw i'r Gymraeg cyn i'r Cyngor gyflwyno'r Cynllun Adneuo i'r Llywodraeth. Nid oes unrhyw ddadansoddiad o sut y gall creu nifer sylweddol o swyddi mewn un gornel o'r sir gyflawni'r nod o atal yr allfudiad difrifol o bobl ifainc o'n cymunedau ledled y sir. Camgymeriad sylfaenol yw fod y Cynllun yn trin adfywiad economaidd ac adfywiad iaith a chymunedol fel dau beth ar wahân yn lle ystyriaeth fanwl o ba fath ar ddatblygu economaidd a fydd o fudd pennaf i'r iaith ac i'n cymunedau. Er bod "gwarchod, gwella a hyrwyddo'r Gymraeg a hunaniaeth ddiwylliannol" yn un o Amcanion Strategol y Cynllun dydy cynnwys y Cynllun ei hun ddim yn adlewyrchu hynny. Ymhellach, mae Strategaeth Hybu'r Gymraeg y Cyngor yn cynnwys y nod o wneud y Gymraeg yn brif iaith y sir. Dydy'r Cynllun Datblygu Lleol ddim yn cyfeirio at hynny o gwbl, ac yn gweithio yn erbyn hynny. Ymhellach, mae Strategaeth Hybu'r Gymraeg y Cyngor yn cynnwys y nod o wneud y Gymraeg yn brif iaith y sir. Dydy'r Cynllun Datblygu Lleol ddim yn cyfeirio at hynny o gwbl, ac yn gweithio yn erbyn hynny.

—
We believe that key elements of the revised plan are not based on hard evidence, and that there is a long way to go to ensure a viable future for the Welsh language before the Council submits the Deposit Scheme to the Government. There is no analysis of how creating a significant number of jobs in one corner of the county can achieve the goal of preventing the severe exodus of young people from our communities across the county. A fundamental mistake is that the Plan treats economic regeneration and language and community regeneration as two separate things instead of giving detailed consideration into what kind of economic development will best benefit the language and our communities. Although "protecting, enhancing and promoting the Welsh language and cultural identity" is one of the Strategic Objectives of the Plan, the content of the Plan itself does not reflect that. Furthermore, the Council's Welsh Language Promotion Strategy includes the aim of making Welsh the main language of the county. The LDP does not refer to that at all and works against it.

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

—
No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

SG1: Regeneration and Mixed-Use Sites

Support

Summary of representations:

The respondent comments on Policy SG1 - Regeneration and Mixed Use sites, as set out in the summary below.

Summary of representation changes to plan:

None

Response:

Comments Noted

Action:

No Action

5717

Support

Document Element: SG1: Regeneration and Mixed-Use Sites

Respondent: Natural Resources Wales

Summary:

SG1: Regeneration and Mixed-Use Sites Provision for mixed use allocations have been made for ten sites across the county. Our detailed comments on all the allocations can be found in Annex 2 and 3. We have not provided comments on those allocations which have already secured full planning.

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Introduction of a new policy, as set out in the summary below.

Summary of representation changes to plan:

Introduction of a new policy with the requirement for large housing proposals to include the provision of mixed use / commercial unit provision as part of the development.

Response:

Disagree. The Revised LDP includes separate policies for housing and mixed use developments. Individual proposals will be dealt with at the planning application stage, and will need to satisfy the policies of the Plan.

Action:

No Action.

5484**Object****Document Element:** SG1: Regeneration and Mixed-Use Sites**Respondent:** Llanelli Town Council**Summary:**

Where a large housing development is proposed, can a policy be introduced for the provision of mixed use / commercial unit provision as part of the development

Change suggested by respondent:

New Policy requested, as per summary above.

Attachments: None**Object****Summary of representations:**

Respondent objects to non-inclusion of site for mixed use purposes, as set out in the summary below.

Summary of representation changes to plan:

Allocate site for regeneration and mixed use purposes in the Plan.

Response:

Disagree. The site has been duly considered in the formulation and preparation of the LDP with the reasons for its non-inclusion set out within the Site Assessment Table. The representations raise no additional information to justify inclusion of the suggested site. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No Action.

5056

Object

Document Element: SG1: Regeneration and Mixed-Use Sites**Respondent:** Davies Richards Developers**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of a candidate site (SR/082/012) in Llandybie for mixed use purposes (inc. housing) under policy SG1.

The site would serve the settlement of Llandybie and the surrounding area of the associated Principal Centre (Cluster 3). From a locational perspective, the site is also within close proximity to the range of community facilities and local services the adjoining settlement and surrounding area has to offer, as well as being in close proximity to a number of well served bus stops that provide access to those services and facilities found in the wider region.

This Representation has sought to examine the Council's reasons for non-allocation of a Candidate Site. It has successfully addressed the reasons put forward by the Authority for its exclusion and has highlighted that the Council's assessment of the site was flawed.

Change suggested by respondent:

Include site within Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3b3>

Representation Form - <https://carmarthenshire.oc2.uk/a/5bw>

Transport Statement - <https://carmarthenshire.oc2.uk/a/5bf>

Candidate Site Representation - <https://carmarthenshire.oc2.uk/a/5bg>

Site Layout - <https://carmarthenshire.oc2.uk/a/5bj>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5bk>

Location Plan - <https://carmarthenshire.oc2.uk/a/5bz>

Object

Summary of representations:

Request for the re-designation of the site, as set out in the summary below.

Summary of representation changes to plan:

Allocate site for Regeneration & Mixed use in the Plan, instead of its current reserve site designation.

Response:

Disagree. There is sufficient and more appropriate land available for regeneration and mixed use purposes within the settlement (and wider growth area) to accommodate its future need. Site to remain a reserve site.

Action:

No Action.

5095

Object

Document Element: SG1: Regeneration and Mixed-Use Sites**Respondent:** Johnson Brothers**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy SG1 in regard to non allocation of candidate site SR086/077 (in Llangennech) as a mixed use site within the Revised LDP:

We consider that a number of the reserve sites will not be delivered and so we would fully support the allocation of our Clients land as a Reserve Site under the provisions of Policy SG2, but would respectfully suggest in view of the evidence submitted that it perhaps should in fact be allocated under the provisions of Policy SG1. We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period as a Reserve Site. In fact, our Clients have already been approached by a number of parties expressing a keen interest in developing the site should it be made available.

Change suggested by respondent:

Amend Plan to include the site as a mixed use site instead of a reserve site.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/667>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/66v>

Object

Summary of representations:

Seek allocation of sites for regeneration & mixed use, as set out in the summaries below.

Summary of representation changes to plan:

Allocate sites for regeneration and mixed use purposes within the Plan.

Response:

Disagree. There is sufficient and more appropriate land allocated for regeneration and mixed use purposes within the Plan.

Action:

No Action.

5073

Object

Document Element: SG1: Regeneration and Mixed-Use Sites**Respondent:** Landview Developments -**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy SG1 in regard to the non allocation of candidate site (SR/159/007) for Regeneration & Mixed Use (inc. housing):

The Site would serve the settlement of Tycroes and the surrounding area of the associated Principal Centre (Cluster 3). The Candidate Site comprised of a series of existing enclosures, with vehicular access gained off the access estate road shared with a recently constructed residential development to its north east, although multiple pedestrian and cycle linkages would also be available along all boundaries of the site. Locationally, the site is also within close proximity to the range of community facilities and local services the settlement and surrounding area has to offer. A number of supporting documents have been submitted with the representation, including ecological appraisals, transport statement and an indicative masterplan.

Change suggested by respondent:

Allocate the site for regeneration & mixed use (inc housing) within the Revised LDP.

Attachments:

Indicative Masterplan - <https://carmarthenshire.oc2.uk/a/3d6>

ISA - <https://carmarthenshire.oc2.uk/a/3d7>

Location Plan - <https://carmarthenshire.oc2.uk/a/3dv>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/6rp>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/6rq>

Coal Mining Hazard Risk Assessment - <https://carmarthenshire.oc2.uk/a/6f6>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/6f7>

Transport Assessment - <https://carmarthenshire.oc2.uk/a/6fz>

5132

Object

Document Element: SG1: Regeneration and Mixed-Use Sites**Respondent:** JCR Planning Ltd**Agent:** JCR Planning Ltd**Summary:**

This representation comprises an objection to the exclusion of this site from the development limits for Llanelli. This area of land is proposed for a mixed use, including an education/research/employment opportunity for this Tier 1 Principal Centre. Other similar and appropriate uses can be accommodated at this strategic gateway site.

Community focussed development is desirable, with sustainability an important element.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3jj>

Location Plan - <https://carmarthenshire.oc2.uk/a/3jk>

Representation Form - <https://carmarthenshire.oc2.uk/a/5ng>

5141

Object

Document Element: SG1: Regeneration and Mixed-Use Sites**Respondent:** Mr D Richards**Agent:** JCR Planning Ltd**Summary:**

The allocation of all of this site, as shown on the accompanying schematic layout drawing, as a strategic employment area, will provide considerable economic development potential at this key strategic gateway to Llanelli, a Tier 1 Principal Centre.

The proposal also makes provision for much-needed additional car parking facilities for Llanelli Crematorium, as well as significant investment opportunity to facilitate job creation.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3k3>

Representation Form - <https://carmarthenshire.oc2.uk/a/5p4>

Site Layout - <https://carmarthenshire.oc2.uk/a/5p5>

Object

Summary of representations:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended as stated in the summary below.

Summary of representation changes to plan:

Amend site allocation as stated in the summary.

Response:

Disagree. The sites has been duly considered in the formulation and preparation of the LDP with the reasons for the non-inclusion of the elements noted in this objection set out within the Site Assessment Table and site proforma. The assessment of the site was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No Action.

5441

Object

Document Element: SG1: Regeneration and Mixed-Use Sites**Respondent:** Mr Colum Carty**Agent:** Lightwater TPC (Adrian Thompson)**Summary:**

Objection to Policy SG1, seeking a larger site area to be identified for the mixed use allocation at the Former Emlyn Brickworks site in Penygroes:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended to include all of the coloured areas as shown on the Initial Masterplan drawing (PED - PrC3-MU1 - 2023-04-13 [2] - Parc Emlyn Initial Masterplan) accompanying the statement by Lightwater TPC and or the settlement boundary line should remain as shown on the current Local Plan policies map.

Change suggested by respondent:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended as stated in the summary above.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4hc>

Initial masterplan - <https://carmarthenshire.oc2.uk/a/4hd>

Geotech Study - <https://carmarthenshire.oc2.uk/a/4hf>

Geotech Study cont. - <https://carmarthenshire.oc2.uk/a/4hg>

Geotechnical Risk Register - <https://carmarthenshire.oc2.uk/a/4hh>

Site Location Plan - <https://carmarthenshire.oc2.uk/a/4hx>

Phasing Plan - <https://carmarthenshire.oc2.uk/a/4hj>

Site Constraints Plan - <https://carmarthenshire.oc2.uk/a/4hk>

Superficial Geology - <https://carmarthenshire.oc2.uk/a/4hz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5ky>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kp>

Coal mining risk assessment - redacted - <https://carmarthenshire.oc2.uk/a/5kq>

Object

Summary of representations:

Allocate the whole of candidate site in the Plan, as set out in the summary below.

Summary of representation changes to plan:

Allocate the whole of candidate site SR/132/009 for regeneration & mixed use in the Plan.

Response:

Disagree. The site has been duly considered in the formulation and preparation of the LDP with the reasons for its non-inclusion set out within the Site Assessment Table. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No Action.

5172

Object

Document Element: SG1: Regeneration and Mixed-Use Sites

Respondent: Low Carbon Construction Ltd

Agent: Evans Banks Planning Limited

Summary:

- This rep relates to the objection to the omission of candidate site SR/132/009 from being allocated for mixed use development under Policy SG1

Change suggested by respondent:

-

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3n9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vv>

Representation form x2 - redacted - <https://carmarthenshire.oc2.uk/a/6vb>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vc>

PrC1/MU1**Support****Summary of representations:**

Persimmon Homes supports the allocation of the Strategic Site at Carmarthen West and would like to provide confirmation that as one of the largest house builders in West Wales, we are currently going through the Planning Application and Design process for 343 dwellings on Carmarthen West and are also actively working to obtain an Option Agreement for an additional 300 units. The site is considered deliverable and viable and we therefore support the inclusion of the site in the Plan under reference PrC1/MU1.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No action

5003**Support**

Document Element: PrC1/MU1

Respondent: Persimmon Homes West Wales

Summary:

Persimmon Homes supports the allocation of the Strategic Site at Carmarthen West and would like to provide confirmation that as one of the largest house builders in West Wales, we are currently going through the Planning Application and Design process for 343 dwellings on Carmarthen West and are also actively working to obtain an Option Agreement for an additional 300 units. The site is considered deliverable and viable and we therefore support the inclusion of the site in the Plan under reference PrC1/MU1.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

PrC1/MU2**Support****Summary of representations:**

■ The respondent supports the allocation of the site.

Summary of representation changes to plan:

■ No change.

Response:

■ Support welcomed.

Action:

■ No action.

5151**Support**

Document Element: PrC1/MU2

Respondent: University of Wales Trinity St David

Agent: Asbri Planning Limited

Summary:

■ On the above basis the provision within the First Deposit (and continued provision within the Second Deposit Plan to which these representations relate) to include a mix of uses including employment, commercial, leisure, education, and an allowance for residential development (245 new homes in the First Deposit and 247 in the current/Second Deposit) under Policy PrC1/Mu2 continues to be welcomed and supported.

Change suggested by respondent:

■ No change to the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3mt>

Representation Form - <https://carmarthenshire.oc2.uk/a/5pb>

Masterplan - <https://carmarthenshire.oc2.uk/a/5pc>

Support**Summary of representations:**

■ The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

■ No change requested.

Response:

■ Information welcomed.

Action:

■ No action.

5607**Support****Document Element:** PrC1/MU2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Pibwrlwyd, Carmarthen: Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gar and residential (an allowance is made for 247 new homes).

Water Supply: HMA may be required; 3" water main crossing site

Public Sewerage: HMA may be required; 150mm foul and 225mm foul sewers crossing site

WwTW: Parc y Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC2/MU1**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5608**Support**

Document Element: PrC2/MU1

Respondent: Dwr Cymru/Welsh Water

Summary:

Former Old Castle Works, Llanelli - Mix of uses focused on the visitor economy, heritage and leisure. No residential allowance made.

Water Supply: No issues, though this is dependent on end users

Public Sewerage: No issues, though this is dependent on end users

WwTW: Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC2/MU2**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site. Response: Information welcomed.

Summary of representation changes to plan:

No change

Response:

Information welcomed

Action:

No action

5609**Support**

Document Element: PrC2/MU2

Respondent: Dwr Cymru/Welsh Water

Summary:

Location and Proposed Uses:

Trostre Gateway, Llanelli

Mix of uses reflecting its prominent location.

Water Supply

No issues, though this is dependent on the end users

Public Sewerage

No issues, though this is dependent on the end user; 225mm foul rising main, 225mm combined rising main, 225mm combined sewer and 300mm combined sewer crossing site

WwTW

Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

5640**Support****Document Element:** PrC2/MU2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply:

No issues

Public Sewerage:

No issues; 225mm foul rising main, 225mm combined rising main, 225mm combined sewer and 300mm combined sewer crossing site

WwTW:

Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC4/MU1**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5610**Support**

Document Element: SeC4/MU1

Respondent: Dwr Cymru/Welsh Water

Summary:

Burry Port Waterfront : Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made.

Water Supply: HMA may be required. 110mm water main crossing site

Public Sewerage: HMA may be required. 375mm and 650mm sewers crossing site

WwTW: Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC16/MU1**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5618**Support**

Document Element: SeC16/MU1

Respondent: Dwr Cymru/Welsh Water

Summary:

Beechwood, Llandeilo

Includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate employment, commercial and retail. Site forms part of a larger area which has been identified as a C2 flood risk zone. Applications will need to satisfy all requirements in this respect.

Water Supply: No issues, though this is dependent on the end users

Public Sewerage: No issues, though this is dependent on the end users. 225mm sewer crossing site

WwTW: Ffairfach – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support**Summary of representations:**

Supports the inclusion of Beechwood Mixed Use Site under Policy SG1.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4763

Support

Document Element: SeC16/MU1**Respondent:** Aspect Developments**Agent:** Evans Banks Planning Limited**Summary:**

■ SG1 – Supports the inclusion of Beechwood Mixed Use Site under Policy SG1.

Change suggested by respondent:

■ No change to the Plan

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/5fd>

SeC20/MU1

Support

Summary of representations:

■ Supports the inclusion of SeC20/MU1

Summary of representation changes to plan:

■ No change.

Response:

■ Support welcomed.

Action:

■ No action.

5509

Support

Document Element: SeC20/MU1**Respondent:** Seasons Holidays Plc**Agent:** Lichfields**Summary:**

■ Supports the inclusion of SeC20/MU1

Change suggested by respondent:

■ -

Attachments:Dylan Coastal Resort Econ Assessment.pdf - <https://carmarthenshire.oc2.uk/a/37r>DCR Reps April 2023 with Appendicies - redacted - <https://carmarthenshire.oc2.uk/a/5f5>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Include the site within the Plan

Response:

The policy framework set out within the revised LDP allows the potential development for tourism and the visitor economy where it is appropriately located. Any proposals submitted will be considered against the revised LDP policies.

Action:

No action

4978

Object

Document Element: SeC20/MU1

Respondent: Seasons Holidays Plc

Agent: Lichfields

Summary:

Seasons Holidays welcomes the allocation of phase 1 within the second Deposit Plan. However, they are disappointed to see that Phase 2 has not been included and object to the Plan on this basis.

As is demonstrated by the full representations, Phase 2 is deliverable, is required in the plan period, would bring sufficient economic benefits to the local area and enables the plan to deliver on national and its own strategic objectives.

Failure to allocate phase 2 means the Plan fails the test of soundness.

We wish to participate in the hearing session on this matter.

Change suggested by respondent:

For the reasons stated in these representations, the second phase of Dylan Coastal Resort should be allocated within the Plan alongside the already allocated phase 1.

Attachments:

Dylan Coastal Resort Econ Assessment.pdf - <https://carmarthenshire.oc2.uk/a/37r>

DCR Reps April 2023 with Appendices - redacted - <https://carmarthenshire.oc2.uk/a/5f5>

PrC1/MU3**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5619**Support**

Document Element: PrC1/MU3

Respondent: Dwr Cymru/Welsh Water

Summary:

Nant y Caws Regeneration and Mixed-Use Site

A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy from waste, and related employment-based activities. Future opportunities could be set out through the development of a masterplan for the site.

Water Supply: No issues, though this is dependent on the end users. 8" water main crossing site

Public Sewerage: No public sewers nearby

WwTW: No WwTW nearby

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SG1: Regeneration and Mixed-Use Sites, 11.16

Support

Summary of representations:

The respondent is happy to be involved in SPG production.

Summary of representation changes to plan:

No change.

Response:

Noted.

Action:

No action.

5718

Support

Document Element: SG1: Regeneration and Mixed-Use Sites, 11.16

Respondent: Natural Resources Wales

Summary:

Paragraph 11.16 states that where appropriate the allocated sites and their identified uses will be considered further through Supplementary Planning Guidance (SPG) in the form of development briefs. We are happy to be involved in their production and can offer advice on the assessments and considerations required to support any subsequent planning application submission.

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

SG2: Reserve Sites

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

The policies of the Revised LDP makes specific reference and provision for equestrian activities in accordance with national policies.

Action:

No action

4630

Object

Document Element: SG2: Reserve Sites

Respondent: Mrs Karen Burch

Summary:

Sites for development within the Cross Hands area are having a significant impact on the ability for equestrians to access local sites for riding such as Llyn Lech Owain Country Park and Mynydd Mawr Woodland Park. There is a high number of horses still kept in the area and the increase in traffic is pushing them off local roads as the number of quiet lanes and bridleways do not link up.

Change suggested by respondent:

Planning and land use need to accommodate equestrians with provision for safe walking and cycling and include links within the community for equestrians and not expect them to use increasingly busy A roads.

Attachments: None

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan

Response:

The Reserve sites identified within the Revised LDP do not form part of the housing supply figure. The inclusion of Reserve Sites will be a consideration for the Revised LDP examination

Action:

No change to the Plan

4769

Object

Document Element: SG2: Reserve Sites**Respondent:** The Home Builders Federation**Summary:**

How do the housing numbers relate to the plans housing figure and the plans flexibility allowance.

It is not currently clear whether or not the housing numbers identified within this policy form part of the current planned housing allocation figure or how they relate to the 10% flexibility allowance.

Question reserved sites being released by a plan review as this could be four years away and would be a process which would allow new housing sites to be allocated if required.

The policy indicates that in bringing sites forward they must not result in 'over provision' clarification is required on how this can be proved, for instance would confirmation that either an allocated site or committed site not come forward due to a change in circumstances be enough or would a committed site planning consent need to lapse.

Change suggested by respondent:

Provide clarity in either the policy or the supporting text with regard to the comments above.

Attachments: None

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan

Response:

The Reserve sites identified within the Revised LDP do not form part of the housing supply figure. The inclusion of Reserve Sites will be a consideration for the Revised LDP examination

Action:

No action

5547

Object

Document Element: SG2: Reserve Sites**Respondent:** Welsh Government**Summary:**

Policy SG2 – Reserve Sites

The policy states that reserve sites will be released for development if the allocated sites identified under policies HOM 1, EME1 and SH1 fail to deliver. The purpose of a flexibility allowance (PPW 4.2.7 and DPM 5.5.9) is to cater for the under delivery of sites and this should be set at an appropriate level evidenced by the LPA. Identifying reserve sites would not be appropriate and is in effect 'double flexibility'. It also causes confusion for communities on their status. In addition, the policy is not clear on how many residential units could be delivered on SG2/1, SG2/2, and SG2/4. If the LPA wish to allocate these sites, then they should a) be included within the overall housing provision and the housing trajectory or b) identify them as PPW regeneration sites (4.2.18) but only if they comply with the definition. The LPA must explain the status, rational and quantum of development on these sites and confirm their relationship to the total housing provision.

(Category B objection)

Change suggested by respondent:

-

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted.

Action:

No action.

5592

Support

Document Element: SG2: Reserve Sites**Respondent:** Dwr Cymru/Welsh Water**Summary:**

SG2: Reserve Sites We note that the reserve sites will only be released for development if the allocations fail to deliver the required growth, and that the decision to utilise the sites will be made as part of a formal plan review. As such we will be happy to provide comments regarding capacity to accommodate sites in due course.

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SG2: Reserve Sites, 11.18**Object****Summary of representations:**

Objection to paragraph 11.18, as set out in the summary below.

Summary of representation changes to plan:

Delete paragraph.

Response:

Disagree. The paragraph is included for emphasis / clarification as to what policies will need to be accorded with.

Action:

No Action.

4767**Object**

Document Element: SG2: Reserve Sites, 11.18

Respondent: The Home Builders Federation

Summary:

This text is not required as any development would have to comply with these policies and any other relevant policies in the plan.

Change suggested by respondent:

Delete the paragraph.

Attachments: None

SG3: Pembrey Peninsula

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change is specified.

Response:

Noted. Aspect of the comments fall outside the remit of the Plan. The Pembrey Peninsula will be subject to Supplementary Planning Guidance.

Action:

No action

4631

Support

Document Element: SG3: Pembrey Peninsula

Respondent: Mrs Karen Burch

Summary:

Provision of adequate parking is needed for permit holders for Pembrey forest.
Provision of safe access on horse is needed for those without horse transport riding to the Pembrey riding centre, the beach and local rights of way.
Provision of adequate parking is needed for those wanting to ride on Pembrey beach and the coast path and other bridleways in the Pembrey and Burry port area who are transporting horses from further afield.
Extra provision for riding could be provided on the Pembrey Peninsula in the form of paths for all users including horse riders.

Change suggested by respondent:

No change is specified.

Attachments: None

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. The Pembrey Peninsula will be subject to Supplementary Planning Guidance.

Action:

No action.

5593

Support

Document Element: SG3: Pembrey Peninsula**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Most of the peninsula is unsewered and does not have a water supply with only elements of the southeast of the peninsula currently served by either. As such, any proposals for development may require significant offsite water mains and sewers to connect to existing networks. Further to this, the Pembrey Wastewater Treatment Works (WwTW) that serves the southeast of the peninsula may require additional capacity to accommodate any further development and developers may need to fund reinforcement works at the WwTW.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. The Pembrey Peninsula will be subject to Supplementary Planning Guidance.

Action:

No action.

Document Element: SG3: Pembrey Peninsula

Respondent: Natural Resources Wales

Summary:

Strategic policy SG3: Pembrey Peninsula

This is a new policy that has been included since the first draft. We can understand the significance of the area regarding the economy of the county but in addition to respecting the area's role, function and sense of place it is imperative that proposals do not have a negative impact on the sensitive ecology of the area and that consideration is given to the risks from coastal flooding and erosion.

Pembrey is a particularly sensitive area with regard to ecology and habitat loss, disturbance, light pollution and hydrological impacts. Some of the UK's rarest species can be found in this area including *Vertigo angustior* and *Dactynys aquatus*, in addition to numerous other Sites of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) features. Water voles have been reintroduced to the Pembrey area in recent years and it also provides a haven for Dormice and Greater horseshoe bats. The area is also adjacent to the Burry Inlet Special Protection Area (SPA) and Ramsar site.

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

SG3: Pembrey Peninsula, 11.25**Support****Summary of representations:**

The respondent is happy to offer input into the production of the SPG.

Summary of representation changes to plan:

No change.

Response:

Noted.

Action:

No action.

5720**Support**

Document Element: SG3: Pembrey Peninsula, 11.25

Respondent: Natural Resources Wales

Summary:

11.25 We note that SPG will be produced to elaborate upon the provisions of this policy and the future opportunities within the Peninsula. We advise that careful consideration should be given to the sensitivities of the area especially those outlined above, and we are happy to offer our input into the production of the SPG.

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 2: Retail and Town Centres

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5523

Support

Document Element: Strategic Policy – SP 2: Retail and Town Centres

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Retail

Both Authorities' strategies focus on the need to maintain / create vibrant and diverse town, district, and local centres. Retail provision in both Authorities is identified through the retail hierarchy with Carmarthenshire's hierarchy being based on Sub Regional- High Order Town Centres, Mid Order Town Centres and Lower Order Town Centres.

Change suggested by respondent:

-

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

The respondent seeks an amendment to the town centre boundary of Whitland.

Summary of representation changes to plan:

Extend the boundary to encompass additional units.

Response:

The town centre boundary has been consolidated so that retail and other town centre uses can be focussed within a smaller area and allow the flexibility to have a wider variety of uses on the edge of the town centre boundary. Some of the units proposed for inclusion are not currently in retail use. Existing retail uses would not be affected by the amendment to the town centre boundary.

Action:

No action.

5583

Object

Document Element: Strategic Policy – SP 2: Retail and Town Centres**Respondent:** Cllr Sue Allen**Summary:**

This designated outline is inaccurate in my view as it omits various very longstanding retail units of half a century or more. see attached map for proposal as a matter of fact.

Change suggested by respondent:

Amend Town Centre Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w5>

Strategic Policy – SP 2: Retail and Town Centres, 11.48

Support

Summary of representations:

The respondent agrees with the paragraph.

Summary of representation changes to plan:

No change.

Response:

Support is welcomed.

Action:

No action.

4619

Support

Document Element: Strategic Policy – SP 2: Retail and Town Centres, 11.48**Respondent:** Mr Conor MacDonald**Summary:**

I agree that it should only be a last resort for businesses to not locate themselves within the town centres

Change suggested by respondent:

No change specified.

Attachments: None

Strategic Policy – SP 2: Retail and Town Centres, Parc Trostre and Parc

Object

Summary of representations:

The respondent notes that further development at the Parc Trostre and Parc Pemberton retail parks should only take place if the public transport provision and active travel infrastructure are improved.

Summary of representation changes to plan:

No specific changes are requested to the Plan.

Response:

The comments are noted. Policies TRA1 Transport and Highways Infrastructural Improvements and TRA2 Active Travel support development proposals which provide sustainable modes of travel. In addition, Policy SP2 Retail and Town Centres would require evidence of the site's accessibility to sustainable modes of transport should further development for convenience stores, non-food retail warehouse units or leisure facilities be proposed.

Action:

No action.

4620

Object

Document Element: Strategic Policy – SP 2: Retail and Town Centres, Parc Trostre and Parc

Respondent: Mr Conor MacDonald

Summary:

Those responsible for Parc Trostre and Parc Pemberton must cease with their car-centric developments. New developments should only be included on these sites if they improve the woeful public transport and active travel infrastructure on these sites. If not, they will be contrary to the Well-being for Future Generations Act (2015) which the Council is bound to follow.

Change suggested by respondent:

They must include provision for active travel and improve public transport by adding better, more frequent buses, among other things.

Attachments: None

Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Object

Summary of representations:

The respondents seek a greater level of housing within their settlements as identified within their representation under Policy SP3.

Individual summaries are identified below.

Summary of representation changes to plan:

Change the Plan

Response:

The policies and proposals of the Revised LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to, and in a manner consistent with the Integrated Sustainability Appraisal.

The settlements concerned have been allocated sufficient housing in accordance with the spatial hierarchy and is sufficiently evidenced within background and topic papers.

Action:

No action.

5167

Object

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Jonathan Rainey

Summary:

Policy SP3 sets out the settlement hierarchy and settlement clusters. We largely agree with the structure and support the Ammanford/Cross Hands area being included within the first tier – Principal Settlements.

We also agree with the assertion that growth and development will be directed to sustainable locations in accordance with the spatial framework; however, as mentioned above, we have some reservations with how this has been implemented.

Whilst we note that the highest proportion of development is due to be delivered at the Tier 1 settlements (a principle we support), we consider that too great a proportion of growth has been allocated to lower order settlements. As stated above, the Plan is unrealistic in the way it proposes to distribute growth to deliver its economic aspirations and the allocation of housing sites to support this is also unsuitable as a result.

If the Plan is serious about delivering economic growth, sustainable development and mitigating its impacts on the environment to combat climate change, then it needs to re-think its distribution framework and allocate higher levels of development to the Tier 1 settlements.

Change suggested by respondent:

Amend Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

4637

Object

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Melyn Ltd

Agent: Mr Joe Ayoubkhani

Summary:

Although the Deposit LDP does not require any explicit amendments, it is important to note that Cwmann scored highly in the Strategic Spatial Options and Settlement Hierarchy Topic Paper. The RLDP should make explicit reference to the close functional relationship between Cwmann and Lampeter.

Given its designation as a Sustainable Village in close proximity and with a sustainable functional linkage to Lampeter, Cwmann should be allocated sufficient housing reflective of its position, in line with guidance in PPW and to align with the WCFG Act.

Change suggested by respondent:

Reference the close functional relationship between Cwmann and Lampeter.

Attachments:

Layout Plan - <https://carmarthenshire.oc2.uk/a/5sz>

Representation form - <https://carmarthenshire.oc2.uk/a/54r>

4647

Object

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Kedrick Davies

Summary:

Objection to the non-inclusion of land within the Revised LDP under Policy SP3. The land has been identified as forming part of the settlement of Betws, Ammanford for in excess of 30+ years and there has been no material change in terms of its relationship to the settlement. See also reps 4648 and 4649 which object to the omission of this site under separate policies.

Change suggested by respondent:

Include land within the development limits for Betws, Ammanford.

Attachments:

Arboricultural Report - <https://carmarthenshire.oc2.uk/a/59m>

Supporting Document - <https://carmarthenshire.oc2.uk/a/59n>

Map - <https://carmarthenshire.oc2.uk/a/59p>

Representation Form - <https://carmarthenshire.oc2.uk/a/5k8>

Appeal Decision 2021 - <https://carmarthenshire.oc2.uk/a/6bk>

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/6c3>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. Comments within this representation are considered elsewhere within the report

Action:

No action

5552

Support

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Welsh Government

Summary:

The Welsh Government does not object to the principal of the spatial strategy and distribution approach chosen by the Authority, providing that the majority of development is directed to sustainable locations in the County and the impacts on Welsh language have been fully considered (see our specific comments). In particular the Council must address our comments in relating to the total housing provision and explain how this may impact on the spatial distribution of housing across the Clusters and Settlement Tiers and neighbouring authorities.

(Category B objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action.

4895

Support

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Swallow Investments Limited

Agent: Swallow Investments Limited

Summary:

Strategic Policy SP3 builds on Strategic Policy SP1 by confirming that the provision of growth and development will be directed to sustainable locations in accordance with a Spatial Framework based upon a four Tier Settlement Hierarchy, with the County divided into six Settlement Clusters. My client supports Strategic Policy SP3, in particular the designation of Ammanford/Cross Hands as a 'Tier 1 Principal Centre' at the top of the Settlement Hierarchy in the County's Settlement Cluster 3. In this respect, Ammanford/Cross Hands is a highly sustainable location to which new housing and employment development should be directed; and it is entirely appropriate for the settlement to be positioned at the top of the County's Settlement Hierarchy.

Change suggested by respondent:

No change to Plan.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

Support

Summary of representations:

The respondents support the inclusion of their sites as a Tier 4 settlement within the Revised LDP

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed.

Action:

No action.

5933

Support

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework**Respondent:** James George**Agent:** Peter Canavan**Summary:**

We generally support the principle of this policy. Settlement hierarchies are a well-recognised way of managing growth and directing it to the most sustainable locations, and it is important that the role of smaller settlements such as Milo is not over looked, and that the needs of people who live in these more rural locations are also met.

We note that Milo is listed as a “Tier 4 – Rural Villages (No development limits).” On the face of it, given the size of Milo this is reasonable, and the fact that the village is a well-connected part of the ‘cluster’ is also recognised.

Furthermore, we read with interest in the supporting text to Policy SP3 that in “Rural Villages (No Development Limits)” the following scale of development will be acceptable:

- Small sites – housing through infill or logical extensions/rounding off.
- Small Scale Rural Exceptions Schemes for Affordable Housing

We respectfully suggest that Land at Milo, Llandybie represents a small infill site as presented in the supporting text to Policy SP3. The site should be allocated as such in the LDP to provide confidence that it will be delivered in the plan period to help meet both the strategic needs of Carmarthenshire and specifically the local housing needs in “Cluster 3: Amman and Upper Gwendraeth” and Milo.

Change suggested by respondent:

Include site within the Plan

Attachments:

cover letter- redacted - <https://carmarthenshire.oc2.uk/a/57g>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57h>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57x>

4909

Support

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework**Respondent:** Mr M Thomas**Agent:** Evans Banks Planning Limited**Summary:**

Support for policy SP3, specifically in relation to Cross Inn, Laugharne:

Our client has given careful consideration to the categorisation of Cross Inn as a Tier 4 “Rural Village”, and accordingly wholeheartedly welcomes and supports the decision of the Authority to include the village as a Tier 4 settlement, as set out under Policy SP3.

Change suggested by respondent:

No change to Plan.

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/565>

Representation Form - <https://carmarthenshire.oc2.uk/a/566>

5044**Support****Document Element:** Strategic Policy – SP3: Sustainable Distribution – Settlement Framework**Respondent:** Mrs J Hadley**Agent:** Evans Banks Planning Limited**Summary:**

The inclusion of Maesybont as Rural Village of Cluster 3, as identified under Strategic Policy SP3, is both welcomed and supported - see also rep 5043.

Change suggested by respondent:

No change to the Plan.

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/5v7>Supporting Statement - <https://carmarthenshire.oc2.uk/a/5v8>**5111****Support****Document Element:** Strategic Policy – SP3: Sustainable Distribution – Settlement Framework**Respondent:** Mr Martin Ingram**Agent:** Evans Banks Planning Limited**Summary:**

SP3 – supports the inclusion of Pentregwenlais as a rural village (tier 4)

Change suggested by respondent:

-

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/5h3>Supporting Document - <https://carmarthenshire.oc2.uk/a/5h4>**Support****Summary of representations:**

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4921

Support

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Mr T. & Mr R. Pearce

Agent: Carney Sweeney

Petition: 2 petitioners

Summary:

The categorisation of Pendine as a 'Tier 3 Sustainable Village' within the Settlement Framework is supported. We agree that locations in this tier are suitable for housing allocations. Accordingly, the Plan should enable and encourage incremental growth of smaller sustainable villages, such as Pendine, to support their local population and economy. Increased housing supply should be supported in locations where people already live, to ensure that local people have the opportunity to buy homes and continue to live in these areas, rather than needing to move elsewhere within or outside the County. This will be crucial to address one of Carmarthenshire's key issues: ageing population and out-migration of younger and working age people.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5008

Support

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Persimmon Homes West Wales

Summary:

SP3 directs the provision of growth and development to sustainable locations. This takes a 4 tiered approach in terms of the settlement framework. These include the principal centres, the service centres, sustainable villages and rural villages. The principal centres remain as Carmarthen, Llanelli and Ammanford/Cross Hands, which includes Gorslas, where the majority of development will be directed. We support the provision of Housing Allocations in Principal Centres and Service Centres.

Change suggested by respondent:

No change to the plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the Plan

Response:

The approach as set out within Strategic Policy - SP3: Sustainable Distribution - Settlement Framework is considered sound. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4 - such as Broadway) and non-defined settlements, new housing development will be limited to small scale opportunities.

With specific regard to Broadway (a Tier 4 settlement), reference is made to Policy HOM3 of this Plan where opportunities may exist for proponents of appropriate residential proposals.

Action:

No action.

5314

Object

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Mr Gwyn Lewis

Agent: Ceri Davies Planning Ltd

Summary:

The aim of this representation is to challenge the removal of the defined settlement development limits associated with Broadway and also to challenge its designation as a Tier 4 Rural Village within Cluster 6, as outlined in the draft Strategic Policy SP3. In re-introducing the settlement limits to Broadway and re-designating it as a Tier 3 – Sustainable Village, this representation also seeks to incorporate potential residential development in Broadway. It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of infill development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed change would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of the existing group of dwellings along with the inclusion of one additional site for residential development in the upcoming revised local plan.

Change suggested by respondent:

Change as set out in the summary.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/46j>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6tw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tf>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the Plan

Response:

The identification of Cwmdwyfran reflects its position on a key transport route and its relationship to Bronwydd.

Action:

No action

5077

Object

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

Respondent: Mr M Baggott

Agent: Evans Banks Planning Limited

Summary:

Objection to Cwmdwyfran being classified as a Tier 3 settlement under Policy SP3:

We submit that Cwmdwyfran is comparable with other villages listed in Cluster 1 as Tier 4 settlements. However, the Authority's reverted decision to classify Cwmdwyfran now as a Tier 3 settlement is perverse. The Village resembles those listed Tier 4 Rural Villages in that it also does not possess any community facilities. The tight setting of draft limits at Cwmdwyfran is such that NO Development is achievable for the next 10 years. This decision represents a clear inconsistency in approach taken by the Authority, resulting in the Plan as it stands being unsound.

Change suggested by respondent:

Cwmdwyfran be added to those settlements listed under Tier 4 within Cluster 1 of the Revised LDP.

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/64x>

Representation Form - <https://carmarthenshire.oc2.uk/a/64z>

Strategic Policy – SP3: Sustainable Distribution – Settlement Framework, 11.71**Support****Summary of representations:**

Support is given to paragraphs 11.71 to 11.74 of the LDP.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4896**Support**

Document Element: Strategic Policy – SP3: Sustainable Distribution – Settlement Framework, 11.71

Respondent: Swallow Investments Limited

Agent: Swallow Investments Limited

Summary:

My client supports paragraphs 11.71 to 11.74 of the LDP, which confirm that the majority of new residential development, including housing allocations (defined in paragraph 11.79 of the LDP as sites capable of yielding 5 dwellings or more), will be directed to the County's Tier 1 Principal Centres.

Change suggested by respondent:

No change to Plan.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

SD1: Development Limits

Object

Summary of representations:

Respondents object to the inclusion of the sites within the development limits of Llanllwch. This also includes a petition of 34 signatories.

Individual representations are summarised below.

Summary of representation changes to plan:

Amend the development limits to reflect the original settlement boundary.

Response:

This assessment of the site has been undertaken in accordance with national guidance and the Site Assessment Methodology and background/topic papers and the supporting evidence.

Action:

No action.

4872

Object

Document Element: SD1: Development Limits

Respondent: Mrs Gloria Evans

Summary:

Objecting to the change in the development limits for Llanllwch, which have been made without proper consultation. Site SR/098/001 is not suitable for development because it is not easily accessed, and does not have appropriate service infrastructure and any development would lead to an increase in the volume of traffic through the village. Issues with traffic in Llanllwch have been raised many times. We are also concerned about flooding and whether the sewer system could handle this many new houses.

Change suggested by respondent:

We believe the original development limits of Llanllwch should be used in the 2nd Deposit Revised RDP.

Attachments:

2nd Deposit Revised Carmarthenshire LDP 2018-2033 – Proposals Map Llanllwch.pdf -
<https://carmarthenshire.oc2.uk/a/33h>

4878

Object

Document Element: SD1: Development Limits**Respondent:** Mr Adam Lopez**Summary:**

I OBJECT against site SR/098/001 & the change of boundary of the development limits in this part of Llanllwch because:

- See objections for previous LDP for this site
- Highway safety issues.
- Public services - sewer, drainage and water supply issues.
- Effects on existing tree cover/hedgerows.
- This area's been put forward several times in the past and now all of a sudden, it has been tweaked to try again, with a smaller area initially put forward without consultation as a means of starting the process of developing the full field.
- Pollution and Traffic.

Change suggested by respondent:

The change in boundary of the development limits in this part of Llanllwch have been done without consultation. This area is unsuitable for development. This needs retracting and returning to its original boundary and due process followed.

Attachments:

Screenshot 2023-04-12 at 21.15.02.png - <https://carmarthenshire.oc2.uk/a/33m>

4882

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Sarah Kelley**Summary:**

SR/098/002

I'm objecting to the change made, without consultation, in the development limits for Llanllwch. I reiterate my comments on the original LDP.

Access to site SR/098/002 is restricted by the narrowness of the access road, both through the village of Llanllwch and down the hill from Alltynap Road. Proposed developments would cause an increase in traffic in an already well documented problematic area. Lack of mains gas to the proposed sites. Increased potential of flooding due to increased run off to storm drains and the stream.

Far more suitable sites have been proposed within close proximity to Llanllwch

Change suggested by respondent:

Remove site from limits

Attachments:

2nd Deposit Revised Carmarthenshire LDP 2018-2033 – Proposals Map Llanllwch.pdf - <https://carmarthenshire.oc2.uk/a/33d>

4739

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Karen Davies**Summary:**

Objection to the inclusion of SR/098/002 within the development limits, which has on several occasions been refused.

- The highway infrastructure is inadequate, lack of footpaths and already a danger to pedestrians and cyclists. The increase in the volume of traffic is at capacity before the development of 36 houses in llangain!!.
- Public services, drainage/ sewers adding potential increase to flooding.
- The detrimental effects on hedgerows and removal of old established trees.

Change suggested by respondent:

Changes not to have been made to extend the boundary limit.

Attachments: None

4870

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Sarah Kelley**Summary:**

SR/098/001

I'm objecting to the change made, without consultation, in the development limits for Llanllwch. I reiterate my comments on the original LDP.

Access to site SR/098/001 is restricted by the narrowness of the access road, both through the village of Llanllwch and down the hill from Alltynap Road. Proposed developments would cause an increase in traffic in an already well documented problematic area. Lack of mains gas to the proposed sites. Increased potential of flooding due to increased run off to storm drains and the stream.

Far more suitable sites have been proposed within close proximity to Llanllwch

Change suggested by respondent:

I propose the original development limits of Llanllwch are reinstated.

Attachments:

2nd Deposit Revised Carmarthenshire LDP 2018-2033 – Proposals Map Llanllwch.pdf -
<https://carmarthenshire.oc2.uk/a/33d>

4883

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Gloria Evans**Summary:**

Objecting to the change in the development limits for Llanllwch, which have been made without proper consultation. Site SR/098/002 is not suitable for development because it is not easily accessed, and does not have appropriate service infrastructure and any development would lead to an increase in the volume of traffic through the village. Issues with traffic in Llanllwch have been raised many times. We are also concerned about flooding and whether the sewer system could handle this many new houses.

Change suggested by respondent:

Reinstate original development limits.

Attachments:

2nd Deposit Revised Carmarthenshire LDP 2018-2033 – Proposals Map Llanllwch.pdf -
<https://carmarthenshire.oc2.uk/a/33h>

4891

Object

Document Element: SD1: Development Limits**Respondent:** Mr Adam Lopez**Summary:**

I OBJECT against site SR/098/002 & the change of boundary of the development limits in this part of Llanllwch because:

- See objections for previous LDP for this site
- Highway safety issues.
- Public services - sewer, drainage and water supply issues.
- Effects on existing tree cover/hedgerows.
- This area's been put forward several times in the past and now all of a sudden, it has been tweaked to try again, with a smaller area initially put forward without consultation as a means of starting the process of developing the full field.
- Pollution and Traffic.

Change suggested by respondent:

Reinstate original development limits.

Attachments:

Screenshot 2023-04-12 at 21.15.02.png - <https://carmarthenshire.oc2.uk/a/33m>

4934

Object

Document Element: SD1: Development Limits**Respondent:** Ms Sophie Hancock**Summary:**

The attached petition is signed by 34 concerned citizens who strongly OBJECT to the developmental limit change on the Plan (see map).

Our objection comes under Policy SD1 relating to developmental limits.

We believe that the Plan is unsound and should be changed because it does not conform to the test of soundness with regards to Procedural Requirements, i.e. the way in which the Plan has been prepared and consulted on because it has been done without public consultation. We believe that the Procedural Requirements have not been met for the same reason.

Change suggested by respondent:

We want the developmental boundary line as shown on the map attached to the petition Appendix A to be put back to how it was previously, as shown by the black line in Map 1 in Appendix A and in the "Deposit Revised Carmarthenshire Local Development Plan 2018 – 2033 Proposals".

Attachments:

Carmarthenshire County Council – Local Plan_ 2nd Deposit Revised Carmarthenshire Local Development Plan 2018-2033 – Proposals Map_page-0001.jpg -

<https://carmarthenshire.oc2.uk/a/35h>

Carmarthenshire County Council – Local Plan_ Deposit Revised Carmarthenshire Local Development Plan 2018-2033 Proposals_page-0001 USE.jpg -

<https://carmarthenshire.oc2.uk/a/35x>

Petition to Object to Development Limit Change - <https://carmarthenshire.oc2.uk/a/6wp>

Support

Summary of representations:

The respondents support the inclusion of land within the development limits

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed.

Action:

No action

4922

Support

Document Element: SD1: Development Limits**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

We wholly support the alterations proposed to the development limit boundary of Pendine (under Policy SD1), which now includes Curtilage of Nieuport Farmhouse (Candidate Site Ref: SR/126/004), to form a slightly larger housing allocation at Nieuport Yard (ref: SuV61/h1).

Change suggested by respondent:

See Rep 5215.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

4923

Support

Document Element: SD1: Development Limits**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

We wholly support the alterations proposed to the development limit boundary of Pendine (under Policy SD1) which now includes the western part of Land adjacent to Crofters Rest (Candidate Site Ref: SR/126/001, to form a slightly larger housing allocation at Nieuport Yard (ref: SuV61/h1).

Change suggested by respondent:

See Rep 5215.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

4924

Support

Document Element: SD1: Development Limits**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

We wholly support the alterations proposed to the development limit boundary of Pendine (under Policy SD1) which now includes a small area of Land rear of St Margarets Park (Candidate Site Ref: SR/126/002), to form a slightly larger housing allocation at Nieuport Yard (ref: SuV61/h1).

Change suggested by respondent:

See Rep 5125.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

4738

Support

Document Element: SD1: Development Limits

Respondent: Ms & Mr L & A Edwards

Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

We welcome the decision of the Authority to concur with the representation previously made in relation to our Clients land and fully support their decision to include the land within the development limits for Llanarthne.

N.B. the correct candidate site reference is SR/076/002.

Change suggested by respondent:

No change to the Plan.

Attachments:

Supported Letter - <https://carmarthenshire.oc2.uk/a/553>

Representation Form - <https://carmarthenshire.oc2.uk/a/5fb>

5039

Support

Document Element: SD1: Development Limits

Respondent: Mr & Mrs Conner

Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

Following careful consideration of the Authority's response and discussion with our Client, we therefore welcome the decision of the Authority to concur in part with the representation previously made in relation to our Clients land and so fully support their decision to include the above land within the development limits for Brechfa.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/59q>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5vr>

4761

Support

Document Element: SD1: Development Limits**Respondent:** Mr M Fyfield**Agent:** Evans Banks Planning Limited**Summary:**

We welcome the decision of the Authority to concur with the representation previously made in relation to our Client's land (candidate site SR/164/001 in Ystradowen) and fully support their decision to include the land within the development limits in the Revised LDP under Policy SD1.

Change suggested by respondent:

No Change to the Plan.

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/556>

Representation Form - <https://carmarthenshire.oc2.uk/a/5fc>

5105

Support

Document Element: SD1: Development Limits**Respondent:** Robin Christopher Hill**Summary:**

Supports policy SD1, regarding the inclusion of his land within Development Limits in Laugharne.

Change suggested by respondent:

No change to the Plan

Attachments:

Maps - <https://carmarthenshire.oc2.uk/a/3jf>

Representation Form - <https://carmarthenshire.oc2.uk/a/5gq>

5143

Support

Document Element: SD1: Development Limits**Respondent:** Ms C Davies**Agent:** JCR Planning Ltd**Summary:**

Site SR/157/012. This representation supports the inclusion of this site off Heol Morlais within the development limits for Trimsaran.

Its inclusion within the development limits will not lead to any additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within the Trimsaran Tier 2 Service Centre. The potential development of this land would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

No change to the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3k7>

Representation Form - <https://carmarthenshire.oc2.uk/a/5p7>

Map - <https://carmarthenshire.oc2.uk/a/5p8>

4890

Support

Document Element: SD1: Development Limits**Respondent:** Mrs D McAndrew**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Support the site's location within the development limits. Site was referenced SR/049/007 in Drefach.

Change suggested by respondent:

No change to the Plan

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/5fw>Supporting Letter - <https://carmarthenshire.oc2.uk/a/6fc>

5223

Support

Document Element: SD1: Development Limits**Respondent:** Aspect Developments**Agent:** Evans Banks Planning Limited**Summary:**

• SD1 – Supports the alteration of development limits adjacent to Beechwood Mixed Use Site (Llandeilo) under Policy SD1.

Change suggested by respondent:

No change to the Plan.

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/5fd>

5029

Support

Document Element: SD1: Development Limits**Respondent:** Mrs A. M. Morgans**Agent:** Evans Banks Planning Limited**Summary:**

Supports the inclusion of a site within the development limits of Cwmffwrdd. The site (SR/019/006) was submitted under the call for sites. The Candidate Site comprises a rectangular-shaped grazing paddock set off the western flank of the minor road that runs north to south from the centre of the village of Capel Iwan. The site comprises the remaining element of a recently developed site known as Clos Bolahaul.

Change suggested by respondent:

No Change to the Plan

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/58q>Submission attachment - <https://carmarthenshire.oc2.uk/a/59r>

5225

Support

Document Element: SD1: Development Limits**Respondent:** Darren Phillips**Summary:**

Based on the previously submitted information, I would strongly support the inclusion of site ref SR/077/002 within permitted development limit of Llanboidy for possible small scale development in line with the SD1 development limit policy. A possible small scale development on the proposed site is believed to be in keeping with the character of the village and would have minimal detrimental impact on the surrounding properties and highways, whilst having a small but positive effect on local amenities. The recent addition of a pavement (PL/02133) on land to the south east of the site, which was donated free of charge by the applicant has further enhanced the accessibility of the site. This area of the site is deemed to be realistic in relation to the size of the village, and achievable in a fairly short time frame

Change suggested by respondent:

No change to Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66k>

5030

Support

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs J. Evans**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Site SR/019/009. The respondent supports the inclusion of their client's land within the development limits of Capel Iwan, under Policy SD1. They also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/593>

Submission attachment - <https://carmarthenshire.oc2.uk/a/594>

5230

Support

Document Element: SD1: Development Limits

Respondent: Mr E Thomas

Agent: Evans Banks Planning Limited

Summary:

Support for the inclusion of candidate site SR/004/007 within the development limits in Ammanford under Policy SD1.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/665>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/666>

5031

Support

Document Element: SD1: Development Limits

Respondent: Mrs H G Chambers

Agent: Evans Banks Planning Limited

Summary:

The respondent supports the inclusion of their client's land (part of candidate site SR/106/007) within the development limits of Llansteffan, under Policy SD1. They also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/597>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/598>

5303

Support

Document Element: SD1: Development Limits

Respondent: Mr & Mrs M Lloyd

Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

SD1 support for the inclusion of part of candidate site SR/004/019 in Ammanford.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tj>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6tk>

5032

Support

Document Element: SD1: Development Limits**Respondent:** Mrs E. Howell**Agent:** Evans Banks Planning Limited**Summary:**

Site SR/129/004 in Pentrecwrt. Our client therefore welcome and SUPPORT the decision of the Authority to actually concur with all the Candidate Site representations previously made in relation to our clients' land.

We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

We therefore fully support the decision of the Authority to include the land for the purposes of Residential Development as part of the Carmarthenshire Replacement Local Development Plan

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/599>

Submission attachment - <https://carmarthenshire.oc2.uk/a/59b>

5433

Support

Document Element: SD1: Development Limits**Respondent:** Messrs V & S Jaspe & Davies**Agent:** PenseiriAWRA::AURAarchitectsUK**Petition:** 2 petitioners**Summary:**

Supports the inclusion of Candidate Site SR/021/007 (Carmarthen) in the Plan.

Change suggested by respondent:

No change to Plan.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4gf>

Block Plan - <https://carmarthenshire.oc2.uk/a/4gg>

Proposal Plan - <https://carmarthenshire.oc2.uk/a/4gh>

Location Plan - <https://carmarthenshire.oc2.uk/a/4gk>

Adopted Plan Development Limits - <https://carmarthenshire.oc2.uk/a/4gm>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4gy>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5z5>

5094

Support

Document Element: SD1: Development Limits**Respondent:** Ms & Mr L & A Edwards**Agent:** Evans Banks Planning Limited**Summary:**

Our clients made a formal Candidate Site Submission in August 2018, which was referenced SR/090/002, seeking the inclusion of their land within the development limits of Llanarthne as part of the Replacement Local Development Plan. The Candidate Site comprised of part of a single enclosure, with its northern boundary fronting onto the adjoining public highway, from which access to it was gained. Its eastern and western boundaries are then well defined by existing development, whilst it's remaining southern boundary then leads on to the remainder of the agricultural enclosure it forms part of. The land therefore clearly represented a logical infill opportunity within the settlement and its extents are illustrated by the red line below.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/65j>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/65z>

5765

Support

Document Element: SD1: Development Limits**Respondent:** Cllr Dorian Phillips**Summary:**

Support the inclusion of the site SR/077/002 within development limits at Llanboidy.

Change suggested by respondent:

No change

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/5r8>

5235

Support

Document Element: SD1: Development Limits**Respondent:** Mrs C Davies**Agent:** Evans Banks Planning Limited**Summary:**

Welcome and SUPPORT the decision of the Authority to concur with all the Candidate Site representations previously made in relation to our clients' land, SR/157/012 in Trimsaran.

We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

We therefore fully support the decision of the Authority to include the land for the purposes of Residential Development as part of the Carmarthenshire Replacement Local Development Plan.

Change suggested by respondent:

No change to Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/65q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/66r>

5766

Support

Document Element: SD1: Development Limits**Respondent:** Cllr Dorian Phillips**Summary:**

Support the inclusion of the candidate site SR/096/001 within development limits at Llangynin.

Change suggested by respondent:

No change

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/5r8>

5358

Support

Document Element: SD1: Development Limits**Respondent:** Mr Sion Slaymaker**Agent:** JCR Planning Ltd**Summary:**

Support for the inclusion of part of SR/090/004 within the development limits of Llangadog, under policy SD1.

Change suggested by respondent:

No change to Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4cw>

email - redacted - <https://carmarthenshire.oc2.uk/a/5yg>

representation statement - redacted - <https://carmarthenshire.oc2.uk/a/5yh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yx>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bq>

5799

Support

Document Element: SD1: Development Limits**Respondent:** J R Harrison**Summary:**

I support the document regarding change of village boundary in Llanllwch SR/098/002 and believe this change will not have a detrimental effect on the village or its surroundings as there is 1 property only.

Change suggested by respondent:

No change.

Attachments:

survey - redacted - <https://carmarthenshire.oc2.uk/a/5ds>

ISA - redacted - <https://carmarthenshire.oc2.uk/a/5dt>

5800

Support

Document Element: SD1: Development Limits**Respondent:** Mrs Lindsey Harrison**Summary:**

I support of the increase to the village boundary in Llanllwch candidate site SR/098/002. The proposal would be to build 1 retirement bungalow for us, having lived here for 26 years. I do not consider a development on this site would have a detrimental effect on the character and setting of the settlement.

Change suggested by respondent:

No change.

Attachments:

snap survey - redacted - <https://carmarthenshire.oc2.uk/a/5cq>

ISA - redacted - <https://carmarthenshire.oc2.uk/a/5dr>

5837

Support

Document Element: SD1: Development Limits**Respondent:** Mr D Morris**Agent:** JCR Planning Ltd**Summary:**

This representation supports the inclusion of land at Meinciau Mawr Farm (Site SR/113/001) within the development limits for Meinciau which corrects the anomaly whereby the current development limits cut through the middle of an agricultural barn and associated farmyard.

Change suggested by respondent:

No change

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/5sf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cb>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6vh>

Object

Summary of representations:

The respondents seek the inclusion of their land within the Revised LDP under policy SD1: Development Limits.

Summary of representation changes to plan:

Include the sites within Development Limits

Response:

The site has been duly considered in the formulation and preparation of the LDP with the reasons for its non-inclusion set out within the Site Assessment Pro-forma. The initial representation requesting its inclusion raises no additional information to justify inclusion of the suggested new site. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers.

Action:

No action

5047

Object

Document Element: SD1: Development Limits

Respondent: Mr A Pritchard

Agent: Evans Banks Planning Limited

Summary:

Objection to Policy SD1 in regard to the non allocation of candidate site SR/082/006 in Llandybie:
Residential development is located directly to the land's south and on the opposite side of Kings Road to the west. The Site is also within walking distance to the range of community facilities and local services the settlement has to offer, as well as well serviced bus stops that provide access to those services and facilities in the wider growth area. Furthermore, the inclusion of this site within development limits would be consistent with the approach taken to extend development limits in other settlements within the Plan.

Change suggested by respondent:

Include the site within the development limits for Llandybie.

Attachments:

Candidate Site Supporting Statement - <https://carmarthenshire.oc2.uk/a/39z>

Site Plan - <https://carmarthenshire.oc2.uk/a/39y>

Representation Form - <https://carmarthenshire.oc2.uk/a/5vf>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5vg>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5vh>

5049

Object

Document Element: SD1: Development Limits**Respondent:** Mr M & D Llewelyn & Thomas**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

SR/067/006 - Land off Black Lion Road, Gorslas.

Representation seeks the inclusion of land. Further agricultural enclosures are positioned to the east, but residential development is located directly to the land's north and on the opposite side of Black Lion Road to the west. The site is also within walking distance to the range of community facilities and local services the settlement and larger settlement of Cross Hands has to offer, as well as well serviced bus stops that provide access to those services and facilities in the wider growth area.

Change suggested by respondent:

Include site within development limits

Attachments:email - <https://carmarthenshire.oc2.uk/a/3v5>Representation Form - <https://carmarthenshire.oc2.uk/a/5vz>Supporting Document - <https://carmarthenshire.oc2.uk/a/5vm>Supporting Letter - <https://carmarthenshire.oc2.uk/a/5vy>

5089

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mr J & S Lewis & Price**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

SR/159/011

Their indicative proposals to construct three dwellinghouses at a prominent junction of Pontardulais Road and the Tycroes Business Park, and which will not appear at odds to the prevailing spatial pattern of development in Tycroes and Coopers.

The locality has numerous examples of modern clustered development being completed at road frontages along the trunk road, which in turn, advocates that the form of development proposed at Pontardulais Road is no different, resulting in it being respectful to the character and setting of the locality.

We respectfully request that this Representation be given careful examination, and consequently the defined settlement limits of this part of Tycroes realigned to include the Representation Site in the Proposals Map of the adopted Local Development Plan.

Change suggested by respondent:

Amend the Plan to include the site

Attachments:Map - <https://carmarthenshire.oc2.uk/a/3fn>Submission attachment - <https://carmarthenshire.oc2.uk/a/65b>Representation Form - <https://carmarthenshire.oc2.uk/a/65c>

5100

Object

Document Element: SD1: Development Limits**Respondent:** Mr A Pritchard**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of candidate site SR/082/006 within the development limits of Llandybie.

We consider the exclusion of the site to be an erroneous decision by the Council, as well as being an inconsistent approach taken by it in the assessment of such sites.

Residential development is located directly to the land's south and on the opposite side of Kings Road to the west.

The Site is also within walking distance to the range of community facilities and local services the settlement has to offer, as well as well serviced bus stops that provide access to those services and facilities in the wider growth area.

We therefore respectfully request that this Representation be given careful examination, and consequently the land in question be included within the defined development limits as part of the Carmarthenshire Local Development Plan to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Include the site within the development limits of Llandybie

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3h5>

Representation Form - <https://carmarthenshire.oc2.uk/a/5qh>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5qx>

5117

Object

Document Element: SD1: Development Limits**Respondent:** Mr Tony Jones**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the exclusion of site AS2/117/001 from the development limits of Nantgaredig.

We consider that the exclusion of this part of Nantgaredig to be an erroneous decision by the Authority, as well as being an inconsistent approach taken by it in the assessment of such sites.

Specifically, we consider the approach of assessment taken by the Authority to such a proposal has been inconsistent in terms of (a) other policy approaches taken by the Deposit LDP and (b) in relation to other examples that were successfully included within defined development limits of the Deposit LDP. We consider therefore that the land should be included within the defined development limits for Nantgaredig under the provision of Policy SD1 of the Carmarthenshire Local Development Plan.

Change suggested by respondent:

Include site within the Plan

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/3xg>

Representation Form - <https://carmarthenshire.oc2.uk/a/5gz>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5gm>

5128

Object

Document Element: SD1: Development Limits**Respondent:** Mr M Thomas**Agent:** Evans Banks Planning Limited**Summary:**

Seeks the inclusion of a site within the development limits of Capel Iwan. The wider site (SR/019/008) was submitted under the call for sites. The Candidate Site comprises part of a field enclosure, being irregular in shape but shares a common boundary on two sides with detached dwellinghouses which fronts the main road running north to south through the village centre. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Allocate candidate site reference SR/019/008.

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/3jv>

Representation Form - <https://carmarthenshire.oc2.uk/a/5nb>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5nc>

5083

Object

Document Element: SD1: Development Limits**Respondent:** Gweneggo Homes Ltd**Summary:**

Objection to the non-inclusion of candidate site SR/082/003 from the development limits in Llandybie.

The site has no current use. The company proposes that three or four properties should be constructed off what is the existing hammerhead at Tanylan.

The proposal would effectively 'finish off' the developments and put the residual land to good use. The company wishes to work cooperatively with the local authority and is open to its informed guidance as to how this land can be put to best use for the benefit of all concerned.

Change suggested by respondent:

Include site within development limits in Llandybie

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5ct>

5161

Object

Document Element: SD1: Development Limits**Respondent:** H & N M Evans**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Seeks the inclusion of a site within the development limits of Rhydargaeau. The site (SR/145/011) was submitted under the call for sites. The Candidate Site centred mainly on part an agricultural paddock that fronted onto the A485 Carmarthen to Lampeter Road, within the northern cluster of development that forms the settlement. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/3mq>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/6vp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vq>

5281

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Molly John**Agent:** Ceri Davies Planning Ltd**Summary:**

The representation seeks the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development at land adjacent to Eithindun, Llangynog (SR/097/006). The principle of residential development is compliant with both national and local policy and represents an acceptable form of 'infill' development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local plan.

Change suggested by respondent:

Amend Plan to include the site.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/43q>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63b>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/63c>

5102

Object

Document Element: SD1: Development Limits**Respondent:** Gweneggo Homes Ltd**Summary:**

Objection to the non-inclusion of candidate site SR/082/004 from the development limits in Llandybie. The site has no current use. The company proposes that a single property should be constructed at Caeffynnon. The proposal would effectively 'finish off' the developments and put the residual land to good use. The company wishes to work cooperatively with the local authority and is open to its informed guidance as to how this land can be put to best use for the benefit of all concerned.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5gn>

5331

Object

Document Element: SD1: Development Limits**Respondent:** Mr C Price**Agent:** JCR Planning Ltd**Summary:**

Site ref. SR/159/009, Land at Coopers Road, Tycroes, Ammanford, SA18 3SL. This representation objects to the exclusion of this site from the development limits for Ammanford. Its inclusion would not lead to additional environmental pressure, but instead will provide the opportunity for an attractive, appropriate development, thereby fostering sustainable growth and allowing a wider choice of housing type within this Tier 1 Principal Centre.

Change suggested by respondent:

Include site within the Development Limits for Ammanford, under policy SD1.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/48v>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sh>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6cg>

5325

Object

Document Element: SD1: Development Limits

Respondent: Sam Jones

Summary:

Objection to the non-inclusion of candidate site SR/142/008 from within development limits in Rhandirmwyn.
We propose a single dwelling to promote the rural indigenous farming community.
The site proposed sits between Nant Y Bai Mill, and a modern Bungalow on one side and the traditional cottage known as The Wern on the other.

Change suggested by respondent:

Amend Plan to include the site in development limits

Attachments:

candidate site form - redacted - <https://carmarthenshire.oc2.uk/a/6sq>

email - redacted - <https://carmarthenshire.oc2.uk/a/6tr>

5354

Object

Document Element: SD1: Development Limits

Respondent: David Rhodri Davies

Agent: Asbri Planning

Summary:

Objection to Policy SD1 - Site SR/108/001 should be within development limits. it is considered that Carmarthenshire County Council should, in its review of the Local Development Plan, include the site within the settlement boundary of Llanybri.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5yn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yy>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5yp>

5431

Object

Document Element: SD1: Development Limits**Respondent:** Patricia Davies**Agent:** Ceri Davies Planning Ltd**Summary:**

The submission seeks the inclusion of additional land within the development limits for one plot at land adjacent to No.55 Greenfield Terrace, Pontyberem (site ref. SR/SR/138/002). It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of infill development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed change would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure.

Change suggested by respondent:

Include the site within the development limits.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4gj>

email - redacted - <https://carmarthenshire.oc2.uk/a/5z6>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5z7>

planning statement - redacted - <https://carmarthenshire.oc2.uk/a/5z8>

5332

Object

Document Element: SD1: Development Limits**Respondent:** Mrs G Rooke**Agent:** JCR Planning Ltd**Summary:**

Site ref. SR/070/003, Heol Ddu.

This representation objects to the removal of development limits for Heol Ddu. Appropriate development within Heol Ddu would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 4 Rural Village. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include site within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/48f>

email - redacted - <https://carmarthenshire.oc2.uk/a/6sf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sg>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6cf>

5462

Object

Document Element: SD1: Development Limits**Respondent:** N, L & S Hammer, Casey & Evans**Agent:** Aled Thomas Planning Design Ltd**Petition:** 3 petitioners**Summary:**

Objection to the non-inclusion of the site in limits -Policy SD1. SR/086/031, Felinfoel, Llanelli.

The potential candidate site is immediately adjacent to the settlement limit as identified and defined by the Local Development Plan. The extension to the settlement limit at this location would provide an appropriate location for rounding off the settlement boundary to provide much required residential properties within the area. Llanelli and Felinfoel are served by good public transport bus services which operate through the village, with a bus stop located in close proximity. Bus routes provide links to Carmarthen and Swansea. There are good cycle facilities to surrounding settlements, and there is also an extensive footpath network available within the locality. There are many facilities available within the village such as a community hall, a church, a chapel, an extensive range of facilities, such as shops, offices, industrial units, community facilities, medical and pharmacy facilities.

Change suggested by respondent:

Amend the Plan to include the site within limits.

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/4z3>

Location Plan - <https://carmarthenshire.oc2.uk/a/4z5>

email - redacted - <https://carmarthenshire.oc2.uk/a/5j5>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5j6>

5337

Object

Document Element: SD1: Development Limits**Respondent:** Mr H Wilkins**Agent:** JCR Planning Ltd**Summary:**

The representation objects to the omission of candidate site SR/004/038, Ammanford from being included within development limits under Policy SD1. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include site SR/004/038 within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/493>

email - redacted - <https://carmarthenshire.oc2.uk/a/6s9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sv>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6cc>

4946

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs . Daniel**Petition:** 2 petitioners**Summary:**

Objection to the omission of site SR/154/004:

The site lies within the villages of Carmel / Temple Bar. Both these villages are conjoined as one community which straddles the A476 road which passes through both settlements. Over past decades residential properties have been constructed primarily alongside this road.

The proposed site lies adjacent to the main road and has no highway concerns. It is directly adjacent to existing dwellings and would not constitute ribbon development. Mains water and electricity serve the village and so are readily available. The site has strong physical boundaries so as not to be an intrusion into open countryside.

Change suggested by respondent:

Include objection site within the development limits for Temple Bar.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56p>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/56q>

5390

Object

Document Element: SD1: Development Limits**Respondent:** Gerald Blain Associates**Summary:**

SR/061/005 - Seeks inclusion of above within development limits in Five Roads. The site consists of gently sloping agricultural pasture land situated adjacent to the existing LDP boundary.

The site has good access from the main B4299 and good visibility splays for a development of this size.

All utilities and services are close at hand and have capacity for a development of this size. The site does not have any adverse ground conditions that may obstruct development. The site currently has a natural hedge bank boundary and it is not envisaged that any works will be required to the boundaries. We are not aware of any protected trees or wildlife within the site

Change suggested by respondent:

Amend plan to include the site

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mk>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6bg>

4949

Object

Document Element: SD1: Development Limits

Respondent: Mr & Mrs . Daniel

Petition: 2 petitioners

Summary:

Objection to the omission of a site SR/154/002:

The site lies within the villages of Carmel / Temple Bar. Both these villages are conjoined as one community which straddles the A476 road which passes through both settlements. Over past decades residential properties have been constructed primarily alongside this road.

The proposed site lies adjacent to the main road and has no highway concerns. It is directly adjacent to existing dwellings and would not constitute ribbon development. Mains water and electricity serve the village and so are readily available. The site has strong physical boundaries so as not to be an intrusion into open countryside.

Change suggested by respondent:

Include site within development limits for Temble Bar.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/57r>

Cover letter - <https://carmarthenshire.oc2.uk/a/57t>

4954

Object

Document Element: SD1: Development Limits

Respondent: Mr & Mrs . Daniel

Petition: 2 petitioners

Summary:

This representation is to propose site (SR/154/003) for residential development.

This candidate site lies within the villages of Carmel / Temple Bar. Both these villages are conjoined as one community which straddles the A476 road which passes through both settlements. Over past decades residential properties have been constructed primarily alongside this road.

Change suggested by respondent:

Include site within development limits

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/577>

Cover letter - <https://carmarthenshire.oc2.uk/a/578>

5448**Object****Document Element:** SD1: Development Limits**Respondent:** Messrs & T. Owen & Evans**Agent:** JCR Planning Ltd**Petition:** 2 petitioners**Summary:**

This representation objects to the exclusion of this site (SR/021/051) from the development limits for Ffynnonddrain, Carmarthen. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:- would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Include the site within the development limits for Ffynnonddrain, Carmarthen.

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/4xm>email - redacted - <https://carmarthenshire.oc2.uk/a/5kg>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kh>location plan- redacted - <https://carmarthenshire.oc2.uk/a/6bd>**5024****Object****Document Element:** SD1: Development Limits**Respondent:** Mr David Price Jones**Summary:**

Seeks inclusion of candidate site SR/142/006 within the development limits for Rhandirmwyn. Sewerage, water, and electricity are all available. Constitutes infill. Enable others to be able to live and work in the area in suitable cost-effective housing. Small sympathetic development will be beneficial for the community and help it to be sustainable in the long term. The use of this land for housing will have minimal impact on visual or environmental amenity but will contribute to Rhandirmwyn being a viable community. I am prepared to offer the area in green on Plan A to enable the road to be widened, and access be improved, there is little traffic on this road and it does not travel at high speed.

Change suggested by respondent:

Development Limits for Rhandirmwyn, and the inclusion of site.

Attachments:Map - <https://carmarthenshire.oc2.uk/a/38b>Representation Form - <https://carmarthenshire.oc2.uk/a/58z>Land owned in blue - <https://carmarthenshire.oc2.uk/a/58m>

5449**Object****Document Element:** SD1: Development Limits**Respondent:** Eamon Barry Flaherty**Agent:** JCR Planning Ltd**Summary:**

SR/049/018

This representation comprises an objection to the exclusion of this area of land from the development limits for Tumble – part of the designated Tier 1 Cross Hands Principal Centre.

Change suggested by respondent:

Change to the Plan to include the site.

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/4xq>email - redacted - <https://carmarthenshire.oc2.uk/a/5kc>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kd>site plan - redacted - <https://carmarthenshire.oc2.uk/a/6bc>**5158****Object****Document Element:** SD1: Development Limits**Respondent:** Mr W M Jones**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the removal of development limits for Four Roads under Policy SD1 and the non inclusion of site SR/063/003 within the limits. Appropriate development within Four Roads would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 4 Rural Village. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community. In addition, residential development at this location:- would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Development limits to be drawn around Four Roads and the site in question to be included within the development limits.

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/3mh>Location Plan - <https://carmarthenshire.oc2.uk/a/69k>Representation Form - <https://carmarthenshire.oc2.uk/a/69z>

5481

Object

Document Element: SD1: Development Limits**Respondent:** Dale Bowler**Agent:** Asbri Planning Ltd**Summary:**

Object to Policy SD1 (Development Limits) – candidate site SR/061/002 ought to be included within the settlement boundary of Five Roads/Horeb. The land is proposed for a small scale residential allocation that would complement the existing settlement, representing proportional growth in a controlled manner along with a clear rounding off of the settlement, with dwellings situated opposite. Furthermore, there are no vacant plots within the settlement boundary of Horeb.

Change suggested by respondent:

Include site within the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5x3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5x4>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5x5>

5162

Object

Document Element: SD1: Development Limits**Respondent:** Mrs M Jones**Agent:** Evans Banks Planning Limited**Summary:**

Seeks the inclusion of a site within the development limits of Carmarthen. The site (SR/021/014) was submitted under the call for sites. The Candidate Site comprises the field frontage and modest range of former agricultural outbuildings set off the western flank of Trevaughan Road, directly opposite the Is-y-Bryn, at the northern-most part of Trevaughan. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Include site within Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vy>

5286

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Veronica Thomas**Summary:**

Objection to the non-inclusion of candidate site SR/149/003 within the development limits for Saron in the Revised LDP for the following reasons: There is no risk of flooding here. There are high banks between the candidate site and the nearby Nant Arw stream, which has never risen onto the site. There is planning and building precedent. There used to be a stone cottage on this piece of land (the candidate site). It seems illogical that a site that previously had a dwelling on it has now been deemed not possible to have a dwelling on it. I had been informed that the site could, in theory, add 2-4 dwellings to the housing stock in Saron. However, I would be looking to provide just one bungalow in what would be a lovely, quiet situation, only enhancing the area.

Change suggested by respondent:

Include the above site within the development limits for Saron in the Revised LDP.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63t>

Representation form with new site ref - redacted - <https://carmarthenshire.oc2.uk/a/633>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/634>

email - redacted - <https://carmarthenshire.oc2.uk/a/635>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6gv>

5319

Object

Document Element: SD1: Development Limits**Respondent:** Messrs & T. Owen & Evans**Agent:** JCR Planning Ltd**Petition:** 3 petitioners**Summary:**

This representation objects to the exclusion of candidate site SR/082/010 from the development limits for Llandybie. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this high tier settlement and key service centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Include site within the development limits for Llandybie.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/46n>

email - redacted - <https://carmarthenshire.oc2.uk/a/6t9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tv>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6cn>

5932

Object

Document Element: SD1: Development Limits**Respondent:** John Erian Davies**Summary:**

Seeks the inclusion of the site (SR/145/005) within the development limits of Rhydargaeau to enable affordable housing local resident leaving parental home own family on low income. Land has been in family ownership for 20+ years. Born grown in the surrounding area. Remain close to extended family. Development would be consistent with the character of the area. Has water connection, access to public transport, local school, shop, post office

Change suggested by respondent:

Include site within the plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/58v>

5333

Object

Document Element: SD1: Development Limits**Respondent:** Mr M Jones**Agent:** JCR Planning Ltd**Summary:**

Site ref. SR/038/021, Pontyberem.

The representation objects to the exclusion of the candidate site from the development limits under Policy SD1. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 2 Service Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include Plan within the development limits for Pontyberem, under policy SD1.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/48j>

email - redacted - <https://carmarthenshire.oc2.uk/a/6sd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sw>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6cw>

5456

Object

Document Element: SD1: Development Limits**Respondent:** Mr B Clarke**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site (SR/165/009) from the development limits for Carmarthen. Its inclusion would not lead to additional environmental pressure, but instead will provide the opportunity for an attractive, appropriate development, thereby fostering sustainable growth and allowing a wider choice of housing type within this Tier 1 Principal Centre.

In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured.

It is considered that this site is both sustainable and readily deliverable and offers a valuable development option within this Tier 1 Principal Centre.

Change suggested by respondent:

Include the site within the Plan.

Attachments:

Site plan - <https://carmarthenshire.oc2.uk/a/4jm>

ISA - <https://carmarthenshire.oc2.uk/a/4jy>

email - redacted - <https://carmarthenshire.oc2.uk/a/5jx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5jj>

5473

Object

Document Element: SD1: Development Limits**Respondent:** Mr D Griffiths**Agent:** JCR Planning Ltd**Summary:**

SR/016/002

This representation objects to the exclusion of this site from the development limits for Burry Port. The inclusion of the proposer's land would make full and efficient use of a small area of urban land in the northern part of Burry Port. It would provide a valuable modest size developable area in contrast to the large scale allocations elsewhere in the town. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 2 Service Centre.

Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include the site within the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4mv>

email - redacted - <https://carmarthenshire.oc2.uk/a/5xb>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xc>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6b5>

Object

Summary of representations:

Respondents seek inclusion of land within the RLDP under policy SD1: Development Limits.

Summary of representation changes to plan:

Include land within Development Limits.

Response:

It is considered that there is sufficient and more appropriate land available for residential use within the settlement to accommodate its housing need.

Action:

No Action.

4912

Object

Document Element: SD1: Development Limits

Respondent: Mr & Mrs A Davies

Petition: 2 petitioners

Summary:

Site ref. AS2/004/003, Ammanford. As indicated in red on the Revised LDP extract plan below, our candidate site is bounded to the south and opposite by the residential development limits as delineated in both the current LDP and the proposed Revised LDP. The site lies outside of the area within which a financial contribution would be required towards funding the implementation of specific marsh fritillary butterfly habitat management initiatives, the boundary of which is indicated by the dashed purple line in the plan above. With established residential development to the north, south and east, the candidate site represents a logical location for partly infill, residential development.

Change suggested by respondent:

Include the site in the Plan.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/355>

Representation Form - <https://carmarthenshire.oc2.uk/a/568>

5048

Object

Document Element: SD1: Development Limits**Respondent:** Mrs S Matthews**Agent:** Evans Banks Planning Limited**Summary:**

Objecting to exclusion of part of candidate site SR/064/004 (AS2/064/001) from the development limits in Glanamman. Our client made a formal Candidate Site Submission in August 2018, which was referenced SR/064/004, seeking the inclusion of the land within the defined development limits of Glanamman. All boundaries of the Candidate Site were and continue to be well defined, with the public highway (Mountain Road) then running along its north eastern boundary. The site then continues to be within walking distance to the range of community facilities and local services the adjoining settlement has to offer, as well as well serviced bus stops that provide access to those services and facilities in the wider growth area. We consider the exclusion of the remainder of the site to be an erroneous decision by the Council, as well as being an inconsistent approach taken by it in the assessment of such sites.

Change suggested by respondent:

Include the full candidate site withing the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/3vs>

Representation Form - <https://carmarthenshire.oc2.uk/a/5vx>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5vj>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5vk>

5086

Object

Document Element: SD1: Development Limits**Respondent:** Mr D Thomas**Agent:** Evans Banks Planning Limited**Summary:**

Site ref. AS2/149/001. Objection to Policy SD1 in regard to the non allocation of a site within the development limits of Saron (Ammanford):

Under the provisions of the current Carmarthenshire LDP, the Site presently lies within the defined Development Limits for Saron. However, in the 2nd Deposit LDP, the Council have proposed to amend the Development Limits for Saron and the alternative site has been removed. The inclusion of the Alternative Site would be consistent with other decisions taken by the Council in the preparation of its Replacement LDP. The Alternative Site adjoins the existing built form of Saron, which has a range of community facilities, including a village hall, play area, places of worship, as well as a regularly served bus stop. The Alternative Site represents a windfall site capable of providing a deliverable contribution to the local housing supply.

Change suggested by respondent:

Include the alternative site within the development limits for Saron (Ammanford) within the Revised LDP.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5qw>

Site Layout - <https://carmarthenshire.oc2.uk/a/5qf>

Site Report - <https://carmarthenshire.oc2.uk/a/5qg>

5156

Object

Document Element: SD1: Development Limits**Respondent:** Mr A Green**Agent:** Evans Banks Planning Limited**Summary:**

Seeks the inclusion of a site within the development limits of Peniel (AS2/127/002). The Site is irregular in shape but shares a common boundary on two sides with detached dwellinghouses which front an unclassified road on the eastern side of the village, close to the Primary School. The land benefits from an undeveloped gap set between existing houses which can allow for a shared access driveway road to be formed and continued into the centre of the paddock.. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Include land within limits

Attachments:

Location and Block Plan - <https://carmarthenshire.oc2.uk/a/3mw>

Representation Form - <https://carmarthenshire.oc2.uk/a/695>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/696>

5159

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs S Davies**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy SD1 - Seeking the inclusion of site AS2/065/002 within development limits. Some of the things the respondent cites are as follows. The site is within close proximity to local amenities, and many of the LDP allocations in the area have not been delivered.

Change suggested by respondent:

Include site within Plan

Attachments:

Plot layout - <https://carmarthenshire.oc2.uk/a/3mj>

Representation Form - <https://carmarthenshire.oc2.uk/a/6vx>

Alternative Site Report - <https://carmarthenshire.oc2.uk/a/6vj>

5194**Object****Document Element:** SD1: Development Limits**Respondent:** Mr Bryn Jones**Agent:** Asbri Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to Policy SD1 in regard to the non-inclusion of site AS2/031/001 within the development limits for Cross Hands (part of candidate site SR/031/008), and its allocation for housing (refer also to Rep 5192): The allocation of the site will assist in ensuring the adequate delivery of housing in Cross Hands, with most of the housing allocations within the deposit LDP having already been developed, therefore there is an additional need for housing in the area. The scale and nature of this site would be attractive to house builders, which would facilitate delivery in the short to medium term. The land owners have stated that they are keen for the site to be developed in the short term, with a contractor in place to start building, along with an estate agent that has clients ready to purchase. The southern end of the site lies within the development limits of the deposit plan, however this submission requests that the boundary is extended further north in order for the site to accord with Policy SD1 (Development Limits).

Change suggested by respondent:

Include the site within the development limits at Bryngwili Road, Cross Hands.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68j>

report - redacted - <https://carmarthenshire.oc2.uk/a/6gr>

5197**Object****Document Element:** SD1: Development Limits**Respondent:** Mr & Mrs M Lloyd**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to Policy SD1 is seeking the inclusion of site AS2/031/001 within the development limits at Aberlash Road, Ammanford. This Representation presents information to demonstrate that objections relating to impacts on TPOs and on the basis of flood risk can be addressed.

Change suggested by respondent:

Include the site within the Revised LDP development limits at Aberlash Road, Ammanford.

Attachments:

Location plan - <https://carmarthenshire.oc2.uk/a/3p8>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68d>

supporting letter - redacted - <https://carmarthenshire.oc2.uk/a/68w>

5201**Object****Document Element:** SD1: Development Limits**Respondent:** Mr & Mrs S Davies**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to Policy SD1 in regard to the non inclusion of a site within the development limits of Glandy Cross: The Alternative Site adjoins and is well related to the existing defined Development Limits of Glandy Cross (AS2/065/002). The Site's position and proposed use represents a natural and logical location for the settlement's expansion ensuring that development is produced evenly throughout. The Site is located within easy driving distance of all community facilities and local services present provided within Glandy Cross and Efailwen settlements. Access to further facilities in the town of Narberth to the south and Crymych to the north can be gained by regular bus services where stops are located near the village crossroads upon the A478 road.

Change suggested by respondent:

Include site within the Revised LDP.

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/3pk>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3pz>

5215**Object****Document Element:** SD1: Development Limits**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

Objection to Policy SD1: We propose that the development limit at Pendine should be extended to include the remaining part of Land adjacent to Crofters Rest (ref. AS2/126/003) to encompass the full site as per the candidate site submission originally submitted in 2018 (ref: SR/126/001). Inclusion of this land presents an opportunity to provide a modest amount of additional housing. The site is relatively free from physical constraints, with a flat topography. There is an existing hedgerow bounding the site to the north. The site is free from other landscape constraints and is not subject to any statutory nature conservation or archaeological designations, nor tree preservation orders. The site does not lie within a defined flood plain (TAN 15 Development Advice Maps).

Change suggested by respondent:

That the development limit should be extended to include the remaining part of Land adjacent to Crofters Rest (ref. AS2/126/003), to encompass the full site as per the candidate site submission originally submitted in 2018 (ref: SR/126/001).

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

4651

Object

Document Element: SD1: Development Limits**Respondent:** Mr K G Morgans**Agent:** Mr Mark Stephens**Summary:**

This candidate site (AS2/113/001) is proposed for consideration in the new LDP for housing allocation in Pontyates. The site was previously in the LDP as illustrated in the 2006 LDP, along with the adjacent site to the west of Tabernacle Chapel. Also, the adjacent site has received planning permission S/20802 in 2009, therefore the request is that this application be considered for re-inclusion on its historical credentials. The site has also received planning approval for a change of use of the chapel into a dwelling PL/01077, therefore this site boundary extension will facilitate another 2 or 3 detached dwellings.

Change suggested by respondent:

Include the site within the development limits.

Attachments:

Site Plan 3 - <https://carmarthenshire.oc2.uk/a/tpp>

Plan 1 - <https://carmarthenshire.oc2.uk/a/tqr>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/543>

Supporting Document - <https://carmarthenshire.oc2.uk/a/59y>

Location Plan - Plan 2 - <https://carmarthenshire.oc2.uk/a/6dq>

5427

Object

Document Element: SD1: Development Limits**Respondent:** Noel Richards**Agent:** Ceri Davies Planning Ltd**Summary:**

The submission seeks the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development at land adjacent to Heddfan, Bancffosfelen (site ref. AS2/138/002). It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of infill development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure.

Change suggested by respondent:

Include the site within the development limits, suitable for residential use.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4g6>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zd>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zw>

4677

Object

Document Element: SD1: Development Limits**Respondent:** Mr IR Watts**Summary:**

I would like to extend the development limits in LLandybie, as shown highlighted in yellow on the attached plan.
 Site reference: AS2/082/001.

Change suggested by respondent:

Extend the development limits in LLandybie to include the land highlighted in yellow.

Attachments:

Phase 2 map.PNG - <https://carmarthenshire.oc2.uk/a/3r5>

4699

Object

Document Element: SD1: Development Limits**Respondent:** Mr Jon Wilshire**Summary:**

Objection to the non-inclusion of site AS2/061/001 from development limits. The site is a small logical extension to the existing built form in Rehoboth Road, Five Roads. It is proportionate to the settlement in scale, in a location of modern detached dwellings. It is notable that if the site was located in a smaller village, a proposal for two new dwellings would entirely accord with the development plan. There is an inconsistency in the development plan policies (as a consequence of the tightly drawn development limits) which allow for small scale development in less sustainable settlements but preclude logical sites such as this within larger villages. It would be gratefully received if the representation is acknowledged.

Change suggested by respondent:

Change to the plan to include site.

Attachments:

SBP4684 - Rehoboth Representation.pdf - <https://carmarthenshire.oc2.uk/a/3rv>

4709

Object

Document Element: SD1: Development Limits**Respondent:** Fran, Ben & Richard Graham**Petition:** 3 petitioners**Summary:**

Seek the inclusion of a minor infill residential plot (AS2/019/003) in close vicinity to existing dwellings and our business, Beacon Stoves. It fits with the character of Capel Iwan, it's form and landscape. There is a personal local need for Housing in the vicinity of my place of work/family business. The closest site has a long delivery time of 6-10 years (SuV38/h1) Maes y Bryn.

Change suggested by respondent:

-

Attachments:

Map of SC7/h1 - <https://carmarthenshire.oc2.uk/a/3rj>

Location Plan of proposed site - <https://carmarthenshire.oc2.uk/a/3rk>

Representation Form redacted - <https://carmarthenshire.oc2.uk/a/54d>

5050

Object

Document Element: SD1: Development Limits**Respondent:** Mr E Rees**Agent:** Evans Banks Planning Limited**Summary:**

This representation to the 2nd Deposit Draft of the Revised LDP has sought to assess the suitability of the inclusion of the land edged red on Plan A (AS2/113/003) in Pontyates, based on the current provisions of the Plan and its decisions taken with respect to similar circumstances elsewhere. In conclusions, it has successfully highlighted that its continued exclusion would represent a dangerous inconsistency. We therefore respectfully request that this Representation be given careful examination, and consequently the land in question be included within the defined development limits as part of the Carmarthenshire Local Development Plan to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Include site within development limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5vp>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5vq>

Map - <https://carmarthenshire.oc2.uk/a/5br>

5051

Object

Document Element: SD1: Development Limits**Respondent:** Mr G Jones**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of site AS2/132/002, Penygroes within the development limits. Its exclusion is considered inconsistent with the approach taken elsewhere in the County.

Change suggested by respondent:

Include site within development limits

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5bs>

Map - <https://carmarthenshire.oc2.uk/a/5bt>

Map - <https://carmarthenshire.oc2.uk/a/5b3>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5b4>

5106**Object****Document Element:** SD1: Development Limits**Respondent:** Robin Christopher Hill**Summary:**

Objects to policy SD1, seeks that the development limits be extended to include more of their land in Laugharne (AS2/075/002). Makes reference to the fact that an extension of the boundary will alleviate constrictions.

Change suggested by respondent:

Include land within limits

Attachments:

Maps - <https://carmarthenshire.oc2.uk/a/3jf>

Representation Form - <https://carmarthenshire.oc2.uk/a/5gq>

5154**Object****Document Element:** SD1: Development Limits**Respondent:** Ms Helen Doughty**Petition:** 2 petitioners**Summary:**

Seeks the inclusion the site (AS2/019/001) within the development limits of Capel Iwan.

Our reasons for asking that consideration be given to our land for inclusion in the LDP on the following grounds:-

- 1) Having looked up the definition for the term "Hamlet" We feel that any building in our field would comprise part of the hamlet - there are 7 adjacent properties in close proximity (shown on the new site map provided) and should be considered as infill. Utilities are close by i.e. Electric and Water.
- 2) The site is within easy reach of all the amenities available in Newcastle Emlyn, being only 2 miles from the town.
- 3) The site is within easy commuting to work distances of Carmarthen, Cardigan, Newcastle Emlyn, Llandysul and Aberaeron and would be a lovely rural community to live in to raise a family. The local school bus runs past the bottom of the lane.

Change suggested by respondent:

Include land within limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5pf>

5280

Object

Document Element: SD1: Development Limits**Respondent:** Beacon Stoves**Agent:** Llyr Evans Planning**Summary:**

The respondent seeks a change in the development limits in Capel Iwan to accommodate an additional dwelling (AS2/019/002). The promoter operates Beacon Stoves next to the site and a change to the development limits is sought to enable an additional dwelling on the site for the family to continue to work and live on site, but in separate dwellings.

The development limits suggests an overall reduction in the extent of the settlement boundary at this location and a slight adjustment and enlargement of the settlement boundary at the yard area to the south and west of Ty Pren. Further detail is provided in the full submission. This addition would appear as a minor and logical rounding off of the settlement boundary of the development pattern that would fit in with the character of the village and landscape in accordance with policy HM03: Homes in Rural Villages of the Deposit LDP. The areas would be unimposing given the immediate character of the area and wider built form of Capel Iwan.

Access would be via the existing accesses to the buildings and parking area for Beacon Stoves, and electricity, water and mains foul connection points are adjoining the site. There are no known capacity issues associated with these services and there are no known highways, flooding or archaeological constraints associated with the site.

The adjustments to the settlement boundary would facilitate the delivery of a dwelling in a sustainable location that would strengthen the viability and vitality of an existing family run business and therefore can be viewed as an appropriate and acceptable adjustment to the deposit LDP.

Change suggested by respondent:

Include the land within the development limits.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63d>

map - redacted - <https://carmarthenshire.oc2.uk/a/6vf>

5459

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs Gareth & Yvonne Davies**Summary:**

Request the site (AS2/160/002) be included within the development limits for Waungilwen under Policy SD1 – Development limits. For additional housing to address the need for new housing for maximum 3 houses 1 being affordable housing.

Change suggested by respondent:

Amend Plan to include the site.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4k9>

Location Plan 2 - <https://carmarthenshire.oc2.uk/a/4kv>

email - redacted - <https://carmarthenshire.oc2.uk/a/5jv>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5jb>

5497

Object

Document Element: SD1: Development Limits**Respondent:** Mr David Jones**Petition:** 2 petitioners**Summary:**

Seeks to include a small area of land (AS2/039/003) within the development limits of Cwmffrwd. An adjustment would neatly square-off the development limits of the village. The proposed development limit within the dLDP is not contiguous with the curtilage of Brynglas, Cwmffrwd. The provision of a housing allocation upon the land adjacent to Brynglas would not adversely effect neighbouring properties as the housing allocation would be at 90 degrees to the dwellings that form Llaingotten Terrace and separated by a Council highway. A gated entrance already exists and would be used to provide a driveway for the housing allocation and associated off-road parking. All utilities are available close by and a housing allocation upon this land would provide a contribution to public finances.

Change suggested by respondent:

Include site within Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4y6>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fp>

SD1: Development Limits

Object

Summary of representations:

Objects to the non inclusion of their land within a tier 4 settlement under policy SD1: Development Limits.

Summary of representation changes to plan:

Include site within the Plan under policy SD1: Development Limits.

Response:

The approach as set out within Strategic Policy SP3 - Sustainable Distribution - Settlement Framework and HOM3 are considered sound. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals, as defined by policy HOM3. It is considered that development limits will not be drawn for proposals within Tier 4 settlements.

Action:

No Action

5112

Object

Document Element: SD1: Development Limits

Respondent: Rhydian Williams

Summary:

Seeks the inclusion of this site (AS2/123/001) within the development limits in Penboy suitable for 2 dwellings. The application site is currently unutilised and is located in the centre of the small rural settlement of Penboy. The applicant has been approached by numerous local young people asking to purchase a plot on site to build their own home.

The proposed site would represent a logical infill within this rural village and would be within the proposed LDP strategy. The applicant outlines that there are approximately 20 residential dwellings within the settlement of Penboy, and therefore the 2 proposed would represent a modest 10% growth.

Change suggested by respondent:

Include site within the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3x7>

Location Plan - <https://carmarthenshire.oc2.uk/a/3x8>

Covering letter - <https://carmarthenshire.oc2.uk/a/5h5>

5228

Object

Document Element: SD1: Development Limits**Respondent:** Angela Pullen**Summary:**

Objection to the exclusion of site AS2/070/001 (comprising candidate site ref SR/070/002 and an additional area) from development limits in Heol Ddu under Policy SD1: A key factor in this Second Revised LDP is sustainability. This is being considered as central to the plan. The proposed site for two new dwellings at Pant Y Bryn would be powered entirely by the wind turbine already onsite. It is capable of meeting the demands of the existing properties and the proposed new properties. For the new properties it has the capacity to meet the whole of the energy demands, including driving a heat pump and to support a car charging point. This last also helps to overcome any transport issues, in that private transport could all be via electric vehicles.

Change suggested by respondent:

Include the site within the development limits in the Revised LDP.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4rj>

Location Plan - <https://carmarthenshire.oc2.uk/a/4rk>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/66b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66c>

5567

Object

Document Element: SD1: Development Limits**Respondent:** JEM & EJ Hughes**Agent:** Aled Thomas Planning Design Ltd**Petition:** 2 petitioners**Summary:**

Objection to the omission of site AS2/054/001 from development limits [for Felindre, Llangadog] in the Revised LDP. The viability of the site is imminent. The land owner intends to submit a planning application on this site as soon it is adopted and included within the settlement boundary of Llangadog.

The site can be accessed from the current road network which links the hamlet to the villages of Llangadog and Bethlehem. Llangadog is served by good public transport bus services which operate through the town and County, with a bus stop located in close proximity.

The site is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people. In a climate where there are not enough housing available, it is considered that the authority should re-asses their assessment of this site and consider it's inclusion due to the land owners being keen in developing the land.

Change suggested by respondent:

Include the site within new development limits for Felindre (Llangadog) within the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4p8>

Location Plan - <https://carmarthenshire.oc2.uk/a/4p9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wz>

5568

Object

Document Element: SD1: Development Limits**Respondent:** JEM & EJ Hughes**Agent:** Aled Thomas Planning Design Ltd**Petition:** 2 petitioners**Summary:**

Objection to the omission of site AS2/054/002 from development limits [for Felindre, Llangadog] in the Revised LDP. The viability of the site is imminent. The land owner intends to submit a planning application on this site as soon it is adopted and included within the settlement boundary of Carmarthen.

The site can be accessed from the current road network which links the hamlet to the villages of Llangadog and Bethlehem. Llangadog is served by good public transport bus services which operate through the town and County, with a bus stop located in close proximity.

The site is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people. In a climate where there are not enough housing available, it is considered that the authority should re-asses their assessment of this site and consider it's inclusion due to the land owners being keen in developing the land.

Change suggested by respondent:

Include the site within new development limits for Felindre (Llangadog) within the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4p8>

Location Plan - <https://carmarthenshire.oc2.uk/a/4p9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wz>

5569

Object

Document Element: SD1: Development Limits**Respondent:** JEM & EJ Hughes**Agent:** Aled Thomas Planning Design Ltd**Petition:** 2 petitioners**Summary:**

Objection to the omission of site AS2/054/003 from development limits [for Felindre, Llangadog] in the Revised LDP. The viability of the site is imminent. The land owner intends to submit a planning application on this site as soon it is adopted and included within the settlement boundary of Llangadog.

The site can be accessed from the current road network which links the hamlet to the villages of Llangadog and Bethlehem. Llangadog is served by good public transport bus services which operate through the town and County, with a bus stop located in close proximity.

The site is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people. In a climate where there are not enough housing available, it is considered that the authority should re-asses their assessment of this site and consider it's inclusion due to the land owners being keen in developing the land.

Change suggested by respondent:

Include the site within new development limits for Felindre (Llangadog) within the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4p8>

Location Plan - <https://carmarthenshire.oc2.uk/a/4p9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wz>

5091

Object

Document Element: SD1: Development Limits**Respondent:** Mr Eirian Williams**Summary:**

Objection to the non-inclusion of new site AS2/046/001 (in Cynheidre). Intention would be to construct a maximum of four dwellings which would not increase the village by 10% of the current numbers of dwellings. It is a logical extension to round off the development pattern that fits in with the character of the village form and landscape. The land is of a scrub nature and new development would be more aesthetically pleasing than it is at present. I do not wish to construct further dwellings creating a ribbon development. No intention of applying for further development only that this small area is included within the Local Development 'black-line' limit for Cynheidre. There is an existing physical feature in the form of two dwellings recently completed across the road from the land. The whole of the proposed land is well within a road subject to a thirty miles per hour speed limit. These recently completed detached dwellings on the opposite side of the road do not yet show on the current maps. Furthermore, the proposed 'black line' ends opposite the allowed planning limit near the two new dwellings which does not extend the village beyond the existing boundary.

Change suggested by respondent:

Include site in the Plan.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3fq>

5321

Object

Document Element: SD1: Development Limits**Respondent:** Mr M Scarlioli**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the removal of development limits for Derwydd (reference is also made to a specific site). Appropriate development within Derwydd would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 4 Rural Village. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community. In addition, residential development at this location would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests.

Site ref. AS2/048/001

Change suggested by respondent:

Derwydd to be afforded development limits and the site in question to be included within those limits.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/474>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6t6>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6cz>

5339

Object

Document Element: SD1: Development Limits**Respondent:** Mr D Williams**Agent:** JCR Planning Ltd**Summary:**

SR/115/003 - A full description of the site's development potential and merits has previously been provided in the candidate site submission, to which reference should be made. It is considered that this site is both sustainable and readily deliverable and offers a valuable development option within the village of Mynyddcerrig. The inclusion of this land within revised development limits would be fully supported.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/49c>

email - redacted - <https://carmarthenshire.oc2.uk/a/6s5>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6s6>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6c9>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6cv>

5340

Object

Document Element: SD1: Development Limits**Respondent:** Mr D Williams**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the removal of development limits for Mynyddcerrig. Appropriate development within Mynyddcerrig would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 4 Rural Village. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community

Change suggested by respondent:

Amend Plan to include limits

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/49c>

email - redacted - <https://carmarthenshire.oc2.uk/a/6s5>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6s6>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6c9>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6cv>

5365

Object

Document Element: SD1: Development Limits**Respondent:** Mr M. Thomas**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the removal of development limits for Gelli Aur, and also puts forward a site that would be appropriate for inclusion (for housing) within the development limits, when re-drawn (AS2/066/001). The village is of significant size and is within walking distance of a key agricultural college, as well as an important historic building and parkland (Gelli Aur), the full potential of which has yet to be realised. The village has also enjoyed convenient access to a country park and café facility managed by Carmarthenshire County Council. The village is also readily accessible to nearby Llandeilo, with its high order goods and services, including primary and secondary education, healthcare services, retail outlets, and the historic Dinefwr Park. The suggested site is considered an ideal 'rounding off' of the village and would provide a much needed residential opportunity for the locality.

Change suggested by respondent:

Amend Plan to include limits and the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4db>

email - redacted - <https://carmarthenshire.oc2.uk/a/5y4>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5y5>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bm>

Object

Summary of representations:

Respondents seek inclusion of land within the RLDP under policy SD1: Development Limits.

Summary of representation changes to plan:

Include land within Development Limits.

Response:

It is considered that there is sufficient and more appropriate land available for residential use within the settlement to accommodate its housing need. Development of the site would lead to an illogical extension to the settlement.

Action:

No Action.

5437

Object

Document Element: SD1: Development Limits

Respondent: Mr Miss A Kirkpatrick

Summary:

Objection to the non-inclusion of the site within development limits. Site AS2/157/001. Can confirm that water, gas, electric, BT & broadband are already on the site and would be utilized for the new build. The lane is private land and is maintained.

Change suggested by respondent:

Amend Plan to include site

Attachments:

Map - <https://carmarthenshire.oc2.uk/a/4ht>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zt>

Candidate site form - redacted - <https://carmarthenshire.oc2.uk/a/5z3>

5026

Object

Document Element: SD1: Development Limits

Respondent: Mr Alix Alliston

Summary:

Objection to Policy SD1 in Capel Dewi. Request small scale inclusion (Site AS/017/006), adjacent to current development limits. Given the settlement boundaries of Capel Dewi are in two main sections, East and West, my proposal will not affect this as the piece of land joining them is not owned by neighbours. The Land at Capel Dewi Lodge appears to be the last piece of suitable, undeveloped land within the village. The proposed site would be for one property, with the remaining used as the garden.

Change suggested by respondent:

Include site within development limits

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/38c>

5304

Object

Document Element: SD1: Development Limits**Respondent:** Mr William Lawrence**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of site AS2/012/002 within the development limits for Brechfa. The Site consists of a generally level section of land, equipped with a residential dwelling as well as a garden shed. The Second Draft of the Replacement LDP has repeated the settlement limits currently adopted in 2014 and imposed settlement limits carving adjacent to this section of land, so the consequence is that the dwelling and adjoining land is set outside the settlement limits. There appears to be no logic or rationale reasoning for the segregation of the property in this manner, and the Representation merely seeks that part of our client's land to be included within defined settlement limits. The Brechfa locality has numerous examples of minor additions to the extremities of defined settlement limits, where opportunities for new sensitive infilling development can be achieved. This example is no different, resulting in it being respectful to the character and setting of the locality.

Change suggested by respondent:

Include site within the development limits for Brechfa.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/46v>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6th>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6tx>

Object

Summary of representations:

A number of similar representations have been received relating to the protection of former National Coal Board (NCB) land from development under Policy SD1. The summaries for each are set out below.

Summary of representation changes to plan:

Protection of former National Coal Board (NCB) land from development, depending upon the individual representations summarised below.

Response:

Disagree. Matter to be further considered at Examination.

Action:

No Action.

4992

Object

Document Element: SD1: Development Limits

Respondent: Mrs Wendy Evans

Summary:

Objection to Policy SD1 Development Limits for the following reasons:

Site reference AS2/159/003. There is an error in the current LDP proposals map, the two strips of land identified in the attachments (off Heol Brown, Tycroes) formed part of the original conveyance of 1988 from the Coal Board.

These two parcels of land need to be placed outside the development limits and included as being protected from development. The land registry document attached confirms the registration of these two strips as being part of the main parkland; they therefore need to be protected from development.

Change suggested by respondent:

Remove the two strips of land in question from development limits and protect as part of the original conveyance from the Coal Board.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/37w>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/586>

5144

Object

Document Element: SD1: Development Limits

Respondent: Mr & Mrs D. & F Alexander

Petition: 2 petitioners

Summary:

Object to the inclusion of SR/159/014 within the development limits of Tycroes. Reasons have been provided in previous consultations. The land in question was given by the NCB for recreation or amenity purposes to the people of Tycroes for the perpetuity period ending 2068.

Change suggested by respondent:

Exclude the land from the development limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5p9>

4984

Object

Document Element: SD1: Development Limits**Respondent:** Mr Clive Hanham**Summary:**

Objection to Policy SD1 Development Limits for the following reasons:

Site reference AS2/159/003. The two parcels of land situated in Heol Brown (Tycroes) between No4 and No6 and alongside No8 form part of the conveyance of 1988 from the coal board, with specific covenants as to the future use of the land being specified as for "recreation and amenity". Any intended use other than the above to be notified to the coal board, and consent sought. The coal board have not been notified that these two parcels of land are now proposed to be included inside the LDP development limits, and are therefore not protected for recreation and amenity use.

Change suggested by respondent:

That the two parcels be removed from development limits and be awarded the same status as the adjacent protected open space.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/57q>

5536

Object

Document Element: SD1: Development Limits**Respondent:** Cllr Tina Higgins**Summary:**

Objection to Policy SD1 in relation to two plots that should be excluded from development limits in Tycroes (site ref. AS2/159/002). The land between Number 4 and 6 Heol Brown and to the right of number 8 Heol Brown as you are looking at it from Heol Brown and opposite the entrance to Tirprys (a public footpath runs through it) should be protected from development.

Change suggested by respondent:

Exclude the above land from development limits and protect from development.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wp>

Object

Summary of representations:

Respondents seek to a change to the development limits.

Summary of representation changes to plan:

Change development limits in accordance with submitted plans.

Response:

The limits as drawn do not unfairly prejudice any future development in the highlighted areas.

Action:

No Action.

5432

Object

Document Element: SD1: Development Limits**Respondent:** Patricia Davies**Agent:** Ceri Davies Planning Ltd**Summary:**

Objection to no development limits around a cluster of dwellings under Policy SD1 (site ref. AS2/138/004). The submission seeks the delineation of development limits around a cluster of dwellings in Greenfield Terrace, Pontyberem. It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of infill development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed change would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure.

Change suggested by respondent:

Draw development limits around the group of dwellings.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4gj>

email - redacted - <https://carmarthenshire.oc2.uk/a/5z6>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5z7>

planning statement - redacted - <https://carmarthenshire.oc2.uk/a/5z8>

4626

Object

Document Element: SD1: Development Limits**Respondent:** Ms Sharon Luck**Summary:**

I would like the new revised plan to incorporate the existing buildings at Spienddu. It makes no sense that the original built 1800s buildings are outside of the plan by a mere few feet. It does not impact on residents and is within the properties that have been built in past years. Garnfoel properties sit much deeper into the land. Spien Road properties and the Public footpath are also out further than the line I would like to be included.

Site ref. AS2/132/001, Penygroes.

Change suggested by respondent:

The plan needs to be made to cover/incorporate the existing stone built buildings that are still intact on the land at Spienddu. This would not have any impact on the area. The properties in the next road Garnfoel already lie further back on the land and have a large workshop/building siding onto Spienddu.

Attachments:

Photo - <https://carmarthenshire.oc2.uk/a/tpc>

Location Plan - <https://carmarthenshire.oc2.uk/a/tpw>

Location Plan - <https://carmarthenshire.oc2.uk/a/3rd>

Location Plan - <https://carmarthenshire.oc2.uk/a/3rw>

Email - <https://carmarthenshire.oc2.uk/a/53q>

5118

Object

Document Element: SD1: Development Limits**Respondent:** Robin Christopher Hill**Summary:**

I object to forward planning SD1 because of a small area which excludes the entrance and an existing building, which has not been included in the LDP 2018-2033 (AS2/077/001) Llanboidy.

Change suggested by respondent:

Change the development limits in Llanboidy

Attachments:

Map - <https://carmarthenshire.oc2.uk/a/3jw>

Representation Form - <https://carmarthenshire.oc2.uk/a/5hc>

5577

Object

Document Element: SD1: Development Limits**Respondent:** John, Gwyneth, & John Adam Dyer, Thomas, & Lewis**Agent:** Hayston Development & Planning Ltd**Petition:** 3 petitioners**Summary:**

Objects to the non inclusion of the petrol station and retail park (mcdonalds – greggs) within development limits.

Change suggested by respondent:

Include the petrol station and retail park (mcdonalds – greggs) within development limits.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/4qs>

Site Layouts - <https://carmarthenshire.oc2.uk/a/4q5>

decision notice - redacted - <https://carmarthenshire.oc2.uk/a/5w8>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5w9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6g8>

email - redacted - <https://carmarthenshire.oc2.uk/a/6g9>

Object

Summary of representations:

Respondents are seeking to include land within the Revised LDP under policy SD1: Development Limits.

Summary of representation changes to plan:

Include land within development limits.

Response:

It is considered that there is sufficient and more appropriate land available for residential use within the settlement to accommodate its housing need. The site is detached from the main settlement and would have a detrimental impact on the character of the area.

Action:

No Action.

4733

Object

Document Element: SD1: Development Limits**Respondent:** Mr T Anthony**Summary:**

Objection to Policy SD1 seeking inclusion of new site within development limits (AS2/004/001, Ammanford).

Change suggested by respondent:

Include new site within the development limits.

Attachments:

Map.pdf - <https://carmarthenshire.oc2.uk/a/3t4>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55s>

5415

Object

Document Element: SD1: Development Limits**Respondent:** Mrs A Davies**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of site AS2/017/001 from the development limits for Capel Dewi. The inclusion of this site within new development limits for this part of Capel Dewi would reflect similar such 'outliers' elsewhere in Carmarthenshire. The designation of development limits around this cluster of dwellings would provide recognition and certainty for this section of Capel Dewi which has seen incremental development over the years. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community.

In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Include site within development limits in the Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4fw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cv>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6vg>

Object

Summary of representations:

Respondent seeks to include an area of Capel Dewi to be included within the Plan under policy SD1: Development Limits.

Summary of representation changes to plan:

Include area within limits.

Response:

The approach as set out within policy SP3: Sustainable Distribution - Settlement Framework is considered sound. Capel Dewi is identified as a Tier 3 settlement and it is has been afforded with sufficient residential opportunities within the defined development limits. The objection area's inclusion within development limits would lead to an unnecessary encroachment into the countryside.

Action:

No action.

5839

Object

Document Element: SD1: Development Limits

Respondent: Mrs A Davies

Agent: JCR Planning Ltd

Summary:

This representation objects to the exclusion of development limits for this part of Capel Dewi (site reference AS2/017/002). Development limits for this part of Capel Dewi would reflect similar such 'outliers' elsewhere in Carmarthenshire. The designation of development limits around this cluster of dwellings would provide recognition and certainty for this section of Capel Dewi which has seen incremental development over the years. This section of the village has grown in similar fashion to the main section and its lack of development limits has not protected the adjacent countryside from development. Designating the proposed development limits will both afford control and the opportunity for appropriate development in this sustainable Tier 3 village.

Change suggested by respondent:

Extend development limits to the referenced area of Capel Dewi.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4fw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cv>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6vg>

Object

Summary of representations:

A number of similar representations have been received objecting to the development limits, as drawn around the former Glanamman Hospital and grounds. The summaries for each are set out below.

Summary of representation changes to plan:

Removal of the former Glanamman Hospital and grounds from development limits.

Response:

Disagree. The development limits as drawn, encompassing the former hospital buildings and grounds, is considered appropriate and reflective of its location within the urban form, and given its status as previously developed land with vacant buildings. Future proposals on this land will be considered in accordance with LDP policy.

Action:

No Action.

5683

Object

Document Element: SD1: Development Limits

Respondent: Mrs Jane Driver

Summary:

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. It is reiterated that approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5684 & 5685.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dy>

5687

Object

Document Element: SD1: Development Limits

Respondent: Mr Mark Vickers

Summary:

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1.

Objection to potential housing development on this site on conservation grounds and lack of access. It is reiterated that approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5688 & 5689.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dz>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dm>

5691

Object

Document Element: SD1: Development Limits

Respondent: Allan & Claire Rush

Petition: 2 petitioners

Summary:

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5692 & 5693.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dj>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dk>

5695

Object

Document Element: SD1: Development Limits

Respondent: Mrs Ann Broom

Summary:

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5696 & 5697.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dx>

5703

Object

Document Element: SD1: Development Limits

Respondent: Dr John Studley

Summary:

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5704 & 5705

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dd>

email - redacted - <https://carmarthenshire.oc2.uk/a/6gb>

5713**Object****Document Element:** SD1: Development Limits**Respondent:** Rachel Sheppard**Summary:**

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5714 & 5715.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5d8>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d9>

5807**Object****Document Element:** SD1: Development Limits**Respondent:** Mrs Pauline Barker**Summary:**

Objection to SD1 development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5808 and 5810

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cj>

5831**Object****Document Element:** SD1: Development Limits**Respondent:** Mrs Sarah Vickers**Summary:**

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5832 & 5833.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cw>

5699

Object

Document Element: SD1: Development Limits**Respondent:** Gareth & Susan Williams**Summary:**

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5700 & 5701.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5df>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dg>

5707

Object

Document Element: SD1: Development Limits**Respondent:** Carmarthenshire County Council**Summary:**

NB the respondent fully supports the representations submitted by Dr John Studley – Secretary of the Tirycloed Campaign Group, and so the following summary replicates Rep 5203 of Dr Studley:

Objection to the development limits, as drawn around the Former Glanamman Hospital and grounds (AS2/064/005), under Policy SD1. Objection to potential housing development on this site on conservation grounds and lack of access. Approximately 700 people objected to housing development on this site under the aegis of the RLDP and previous Planning Applications.

It is emphasised that development of housing on this land would be contrary to a number of Revised LDP policies.

Change suggested by respondent:

An alternative use is proposed for this site - refer to representations 5708 & 5709.

Attachments:

rep letter - redacted - <https://carmarthenshire.oc2.uk/a/5dc>

Support

Summary of representations:

Respondents support the development limits as drawn for the mentioned settlements.

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4743

Support

Document Element: SD1: Development Limits**Respondent:** Mr Nigel Woolford**Summary:**

We support the Council's proposed development line, for the Pwll area and feel that no green field sites should be added.

Change suggested by respondent:

No change

Attachments: None

4640

Support

Document Element: SD1: Development Limits**Respondent:** mrs tracy rennie**Summary:**

Supports the overall proposals for Llansteffan, including the settlement limits/boundary as currently drawn. The respondent supports infill development as defined in the policy to facilitate appropriate village growth, support local families and sustain local facilities.

Change suggested by respondent:

No change.

Attachments: None

Support

Summary of representations:

Respondents support the non-inclusion of the referenced sites

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4655

Support

Document Element: SD1: Development Limits**Respondent:** Mr Wyn Humphreys**Summary:**

The respondent supports the Council's decision to exclude site SR/162/002 from the development limits. Reasons cited include:

- The village of Whitemill is a dispersed settlement where development proposals should be considered very carefully. New homes should be must be in suitable locations, which this site is not.
- The development would represent an outward extension of built development into open countryside resulting in a visual intrusion into the countryside and a coalescence of settlements to the detriment of the appearance and character of the area.
- The development does not fit in with the character of the village form and landscape, and it cannot be classified as a logical extension or rounding of the development due to its location and nature of its surroundings.
- Concern about access via an unclassified dead end narrow single track country lane.
- Flooding concerns - the site lays on the boundary of the C2 zone. In addition, the site is located at the very bottom of a very large drainage basin with severe water run-off from higher ground.
- There would be an adverse impact on the nearby property known as Maesawelon, directly overlooking with a total loss of privacy.

Change suggested by respondent:

No change to the Plan.

Attachments:

Planning Objection SR-162-002.docx - <https://carmarthenshire.oc2.uk/a/tqh>

4646

Support

Document Element: SD1: Development Limits**Respondent:** Mr David James**Summary:**

Support for the non inclusion of the site SR/021/051 in the LDP. This site has been the subject of previous consideration for inclusion in the Carmarthenshire Local Development Plan in 2014 but was rejected with no material change in any of the circumstances affecting this site since. It is considered that the inclusion of this site would constitute an incursion into the open countryside which would constitute unacceptable ribbon development, would not be consistent with the settlement's character, and would not have regard to environmental and other considerations. It would necessitate the creation of a new artificial boundary in agricultural land and as such cannot be considered to be a natural logical or coherent extension to the existing development. The site is not accessible from the public highway. The proposal would adversely impact on nearby built development and cannot be considered to accord with sustainable development.

Change suggested by respondent:

No change to the Plan.

Attachments:

Map of Site from Previous LDP supplied by CCC - <https://carmarthenshire.oc2.uk/a/4r6>

Object

Summary of representations:

Respondent seeks an area of Llanddarog to be included within development limits under policy SD1.

Summary of representation changes to plan:

Include area within development limits under policy SD1.

Response:

The approach as set out within policy SP3: Sustainable Distribution - Settlement Framework is considered sound. Llanddarog is identified as a Tier 3 settlement and it has been afforded with sufficient residential opportunities within the defined development limits. The objection area is divorced from the settlement and its inclusion within development limits would lead to a fragmented pattern of development.

Action:

No action.

5455

Object

Document Element: SD1: Development Limits

Respondent: Mr R Moses

Agent: JCR Planning Ltd

Summary:

new site

This representation objects to Policy SD1 and seeks the inclusion of this site within the development limits of Llanddarog (site ref. AS2/165/001). The representation notes that the existing development contained within the proposed site constitutes an outlier to Llanddarog. In support of its inclusion the representation notes that its inclusion would not lead to additional environmental pressure, would foster sustainable growth, allow for a wider choice of housing type and be in keeping and in character with the settlement.

Change suggested by respondent:

Inclusion of site within the development limits.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4jk>

cover letter- redacted - <https://carmarthenshire.oc2.uk/a/5jk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5jz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5jm>

map - redacted - <https://carmarthenshire.oc2.uk/a/6b7>

Object

Summary of representations:

Mae'r ymatebydd yn gwrthwynebu cynnwys y safle o fewn terfynau datblygu

Respondent objects to the inclusion of the site within development limits

Summary of representation changes to plan:

Dileu'r safle o'r terfynau datblygu

Remove site from development limits

Response:

Mae'r safle wedi'i gynnwys o fewn terfynau datblygu er mwyn caniatáu ar gyfer y potensial ar gyfer datblygiadau ar raddfa fach. Byddai unrhyw gynigion gan gynnwys eu maint a'u dyluniad yn fater i'w ystyried yn llawn yn y cam cais cynllunio

The site has been included within development limits to allow for the potential to accommodate small scale development. Any proposals including its scale and design would be a matter to be fully considered at a planning application stage

Action:

Dim gweithred

No action

5289

Object

Document Element: SD1: Development Limits

Respondent: Mudiad Amddiffyn Porthyrhyd

Summary:

Mae MAP yn ymwybodol iawn bod angen datblygu er mwyn cadw pentrefi'n fyw yn ogystal a diwallu'r angen yn lleol am gartrefi fforddiadwy a chartrefi o safon l'w rhentu. Ond mae MAP yn pryderu hefyd am yr ardrawiadau a ddaw yn sgil rhai datblygiadau ac yn dadlau y dylai unrhyw ddatblygiad ym Mhorth-y-rhyd fod yn gydnaws a chymeriad y pentref ac wedi'i godi ar safle sy'n addas.

Cyflwynir tri gwrthwynebiad am y newidiadau ym Mhorth-y-rhyd. Mae'r gwrthwynebiad hwn yn ymwneud â'r newid y ffin o flaen Ty Cynheidre. Mae pryder yn ymwneud â'r ffaith nad oes unrhyw wybodaeth ar gael am y math o ddatblygiad a gynigiwyd a phryder bod piblinell ar y safle.

Cyfeirnod safle AS2/139/002

MAP is fully aware of the need for development to keep villages alive and viable and create affordable homes and decent rental accommodation for local people. However, MAP is also committed to consider the impact of any proposed developments in Porth-y-rhyd and to ensure that any kind of development is in character with the village and is built on a site where there are no issues.

Three objections are submitted for the changes in Porthyrhyd. This objection relates to the change of boundary to include land near Ty Cynheidre. Concern relates to the fact there is no information available on the type of development proposed and concern that there is a pipeline on the site.

Site ref. AS2/139/002

Change suggested by respondent:

Dim byd yn cael ei ddatgan.

—

Nothing stated.

Attachments:

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44c>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44d>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44w>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44f>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44g>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44h>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44x>
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 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44m>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44n>
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 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45d>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45w>
 Sylwadau / Comments - <https://carmarthenshire.oc2.uk/a/45g>
 Comments (translated) - <https://carmarthenshire.oc2.uk/a/45h>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45x>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45j>
 Representation form original - redacted - <https://carmarthenshire.oc2.uk/a/63r>
 Representation form translated - redacted - <https://carmarthenshire.oc2.uk/a/63s>

5430**Object****Document Element:** SD1: Development Limits**Respondent:** Mr Gerwyn Rhys**Summary:**

Dyblyg o 5311.

Duplicate of 5311.

Change suggested by respondent:

Nid yw'n cael ei nodi.

Not stated.

Attachments:email - redacted - <https://carmarthenshire.oc2.uk/a/6g4>**5311****Object****Document Element:** SD1: Development Limits**Respondent:** Mr Gerwyn Rhys**Summary:**

Mae'r map yn dangos newid yn ffin y pentref ar hyd ffordd y B4310 (cyfeirnod safle AS2/139/002). Yn ôl y map mae ffin ddeheuol y pentref wedi symud ymhellach i'r De – lle'r oedd yn gorffen gydag Awelfryn mae'r map newydd yn cynnwys darn o'r cae o flaen Tŷ Cynheidre. Beth yw'r rheswm am hyn a beth allai'r goblygiadau fod o ran y math o ddatblygu a allai gael ei ganiatáu yma?

The map shows a change in the village boundary along the B4310 road (site ref. AS2/139/002). According to the map the southern boundary of the village has moved further South – where it ended with Awelfryn the new map includes a section of the field in front of Ty Cynheidre. What is the reason for this and what might the implications be for the type of development that might be allowed here?

Change suggested by respondent:

Dim byd yn cael ei ddatgan

Nothing stated

Attachments:email - redacted - <https://carmarthenshire.oc2.uk/a/6g3>

5476

Object

Document Element: SD1: Development Limits**Respondent:** Mair Evans**Summary:**

Cyf safle. AS2/139/002, Porth-y-rhyd

Yn anffodus, nid oes manylion ar gael ar hyn o bryd yn y broses am y math o ddatblygiad, maint, nifer y tai, math o dai ac ati. O ganlyniad, nid oes dewis gennyf ond gwrthwynebu. Gofynnaf yn gwrtais am gyfle i ymateb eto pan fydd manylion ar gael i'r cyhoedd am y cynlluniau hyn ar y tir.

Site ref. AS2/139/002, Porthyrhyd

Unfortunately, there are no details available at this time in the process about the type of development, the size, the number of house, type of houses etc. As a result, I don't have a choice but to object. I ask politely for an opportunity to respond again when details are available to the public about these plan on the land.

Change suggested by respondent:

Dim byd yn cael ei ddatgan

Nothing stated

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5xv>

Object

Summary of representations:

Respondent seeks to include site within the Revised LDP under policy SD1: Development Limits

Summary of representation changes to plan:

Include site within development limits

Response:

It is considered that there is sufficient and more appropriate land available for development / residential use within the settlement to accommodate its housing need. Development of the site would result in a ribbon pattern of development contrary to general planning principles

Action:

No action

5424

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs W. D & G. I. Owens**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Seeking the inclusion of a site within the development limits (site ref. AS2/100/101). A Candidate Site Submission was made for the site (ref SR/100/007), seeking inclusion of their land for future residential development within the defined settlement limits of Llannon within the Replacement Local Development Plan. The Candidate Site comprised of the road frontage portion of a modest, undulating field enclosure set off the eastern flank of Heol-y-Plas (A476 road), and was not successful.

Our clients have considered this response and decided to revise their proposals to seek inclusion of half the road frontage along Heol-y-Plas from that which was originally submitted as a Candidate Site back in 2018. An assessment of the reasons for the Council's non-inclusion of the site is provided. We submit that our clients' land opposite Erw Non is no different in form from the allocated field north of Clos Rebecca. Our clients' field portion in question lies at a highly sustainable position along the A road, which would allow new residents to continue to access the excellent community facilities in the locality, such as the nearby Primary School and main bus route along Heol-y-Plas providing passengers non-car access between Cross Hands and Llanelli. The proposed site would be complementary in form to adjacent established forms of residential development along this highway, particularly at Erw Non. Only one residential allocation remains at Llannon as described above at land adjoining Clos Rebecca. Apart from that site, upon which development has commenced, there does not appear to be any other opportunities in Llannon for a small residential opportunity.

Change suggested by respondent:

Amend the development limits to include the site.

Attachments:

Layout Plan - <https://carmarthenshire.oc2.uk/a/4fy>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zh>

supporting letter - redacted - <https://carmarthenshire.oc2.uk/a/5zx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zj>

5840

Object

Document Element: SD1: Development Limits**Respondent:** Ms S McNeill**Agent:** JCR Planning Ltd**Summary:**

The representation seeks the inclusion of additional land within the development limits at Black Lion Road, Gorslas (site ref. AS2/067/005). Its inclusion would form a natural 'rounding off' to the settlement and would not lead to additional environmental pressure.

Change suggested by respondent:

Include site in plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4d4>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5c8>

email - redacted - <https://carmarthenshire.oc2.uk/a/5c9>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6by>

5163

Object

Document Element: SD1: Development Limits**Respondent:** Mr C Davies**Agent:** Evans Banks Planning Limited**Summary:**

Seeks the inclusion of a site within the development limits of Llanybydder (AS2/109/001). The Representation Site consists of a generally level farmyard, equipped with a range of agricultural outbuildings, ranging from portal framed sheds to brick-built workshop outbuilding and open-sided metal sheeted shelters. The development limits carve straight through this farmyard, so the consequence is that half the outbuildings lie inside the settlement limits, whilst the western half do not. There appears to be no logic or rationale reasoning for the segregation of the farmyard in this manner, and the Representation merely seeks all the farm outbuildings to be included within defined settlement limits.

Change suggested by respondent:

Include site in plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vz>

map layout - redacted - <https://carmarthenshire.oc2.uk/a/6vm>

Object

Summary of representations:

Respondents seek the removal of site from development limits under policy SD1

Summary of representation changes to plan:

Remove site from development limits under policy SD1

Response:

This assessment of the site has been undertaken in accordance with national guidance and the Site Assessment Methodology and background/topic papers and the supporting evidence. The site is considered appropriate as small scale development, and as such has been included in the development limits. Whilst the site is within the proposed development limits it will be for a planning application to determine the acceptability of any potential proposal. This includes highway, infrastructure and amenity considerations and will form part of a planning application process should a development be taken forward to application stage.

Action:

No action

4659

Object

Document Element: SD1: Development Limits

Respondent: Mr Jeff Davies

Summary:

An objection to the boundary change in Llanllwch. This representation relates to the western side change (ref: AS/098/003) for the following reasons:

- Poor access to extended areas.
- High volume of traffic already going through this village
- Plenty of new developments in the area that are better suited.
- Single track road + narrow bridge and a danger from cars reversing.
- Strain on infrastructure.
- Hazardous to walk through the village on times.

(see representation 5219 for an objection to the eastern boundary change.)

Change suggested by respondent:

Not to extend the boundary in the village of Llanllwch

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/tqk>

Location Plan - <https://carmarthenshire.oc2.uk/a/tqz>

4724

Object

Document Element: SD1: Development Limits

Respondent: Mr Christopher Williams

Summary:

Objection to the inclusion of part of candidate site SR/117/005 (AS2/117/002) within the Revised LDP in Nantgaredig. The vehicular access to Nantgaredig is inadequate for the proposed development.

Change suggested by respondent:

Remove all of candidate site SR/117/005 from inclusion within the Revised LDP.

Attachments:

4727

Object

Document Element: SD1: Development Limits**Respondent:** MR Meredydd Edwards**Summary:**

Objection to the proposed development limit boundary in Carmarthen (SR/021/007) for the following reasons:

- Highways - Springfield Road is not suitable for additional vehicle movements. The road is narrow and for a distance of approximately 40 metres it is not possible for two cars to pass. A planning application for 4 detached dwellings on this field (ref. W/04762) was refused in 2001 for a number of reasons, one being that the road is considered inadequate in terms of width, alignment or passing places to accommodate the further traffic.

- Harmful affect of amenity by overlooking and loss of privacy - The site abuts the rear boundary of our home and its curtilage and is on land that is sloping upwards from the common boundary, the northern most part of the land being at least eye level with our first-floor bedrooms. Any development on the site would have a detrimental and harmful effect on our property, resulting in our living rooms, bedrooms and garden being overlooked.

More detail is provided in the submission.

Change suggested by respondent:

Remove the site from the development limits.

Attachments:

Detailed Representation - <https://carmarthenshire.oc2.uk/a/3sn>

Refusal of Permission Notice - <https://carmarthenshire.oc2.uk/a/3sy>

Location Plan - <https://carmarthenshire.oc2.uk/a/3sp>

Photographs - <https://carmarthenshire.oc2.uk/a/3sq>

4998

Object

Document Element: SD1: Development Limits**Respondent:** Llanedi Community Council**Summary:**

Objection to Policy PSD7. Llanedi Community Council would like to see the whole of the block of land at Tycroes Park and woodland allocated as Playspace and Amenity greenspace. The Council would also wish that all the remaining plots located adjacent to the park at Heol Brown are removed from development limits.

Site ref. AS2/159/005.

Change suggested by respondent:

Change to plan to remove undeveloped plots.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/584>

4814

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Catherine Rees

Summary:

This objections relates to a specific piece of land situated behind Cawdor Parc in Ffairfach (AS2/080/003) which should be removed from the Urban Boundary. It is a brownfield site and previously was a gas works.

This is not a suitable piece of land for residential (or business) purposes. All previous applications for planning permission on this site has either been withdrawn or refused. To my knowledge, previous decisions were based on access issues and flood risk. Nothing has changed, access is still an impossible issue, as is the flood risk amongst other legitimate objections and refusals.

Change suggested by respondent:

The address of this land is Heol Cennen, Ffairfach, SA19 6UL and the perimeter is outlined in red on the attached map. Relating to planning application PL/00915. This piece of land should be removed from the development limits as it is not suitable for any development (residential or business). This view is supported by both the objections from local residents whom it would have a detrimental impact and also importantly, the statutory organisations/bodies consulted with, have either rejected the planning application or have advised that the County Council should refuse planning permission. A full refusal to the planning application was granted on the 24th November 2021.

Below are some of the comments from the statutory organisations in their written responses as part of the planning application process;

Natural Resources Wales (NRW) confirmed (along with the council) that this land is a Flood C2 zone and any development of this land would have an adverse impact. NRW refused permission given the Flood Risk and referenced section 6 of TAN 15, they also referenced that a Zone C2 area means that it is without significant flood defence infrastructure.

Welsh Government (Economy and Infrastructure) stated that the existing access (which cannot be changed as it is on the boundary of other properties) does not meet current trunk road standards and should not be used for direct vehicular site access.

Highways and Transport Department stated that permission be refused: the traffic generated by the development would use an existing access which is unsuitable because it has restricted width at the county road. Also, the existing access road is considered inadequate in terms of width, alignment or passing places to accommodate further traffic caused by any development.

Welsh Water has a trunk/distribution watermain across the site and stated that no structure is to be sited within a minimum distance of 6 metres from the centre line of the pipe, that no heavy earthmoving machinery should be employed, that the water main should be kept free from all temporary buildings etc and the existing ground cover on the water main should not be increased or decreased.

This was a former gas works site and a remediation report was undertaken in 2004 and clearly states that 'it is understood that there are no proposed plans for development at the site and as such this specification does not include for improvement at the site for future development' this would indicate that at the time of reporting the site was remediated to the standard necessary so that it was not posing a risk to receptors such as surface water, groundwater and third party properties, but did not remediate the site to the standard required to support residential properties. The report also stated that should the site be redeveloped in the future, further chemical and geotechnical appraisal in accordance with the proposed end-use would be appropriate.

This is an ecological area with bats, wildlife and backs onto the river Towy, there are already concerns relating to phosphates and with this being a former gas works site and contaminated land, this poses a significant risk.

As I am only able to attach 4 documents to this objection, please can I ask kindly that you look at the planning application (PL/00915) responses so that you can see all the reasons why developing this land at any point (now or in the future) is unsuitable, and therefore why it should be removed from development limits.

Attachments:

Carwyn and Catherine Rees (resident).PDF - <https://carmarthenshire.oc2.uk/a/335>

Map - <https://carmarthenshire.oc2.uk/a/336>

Natural Resources Wales (2).pdf - <https://carmarthenshire.oc2.uk/a/337>

Decision Notice - <https://carmarthenshire.oc2.uk/a/63p>

5219

Object

Document Element: SD1: Development Limits

Respondent: Mr Jeff Davies

Summary:

An objection to the boundary change in Llanllwch. This representation relates to the western side change (ref: AS/098/003) for the following reasons:

- Poor access to extended areas.
- High volume of traffic already going through this village
- Plenty of new developments in the area that are better suited.
- Single track road + narrow bridge and a danger from cars reversing.
- Strain on infrastructure.
- Hazardous to walk through the village on times.

(see representation 4659 for an objection to the western boundary change.)

Change suggested by respondent:

Not to extend the boundary in the village of Llanllwch

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/tqk>

Location Plan - <https://carmarthenshire.oc2.uk/a/tqz>

5309

Object

Document Element: SD1: Development Limits

Respondent: Mr Rhodri Lewis

Summary:

I wish to register my opposition to the inclusion change of boundary to include the field near Ty Cynheidre, Porthyrhyd (site ref. AS2/139/002). I'm worried that the inclusion the site along with the residential allocation SuV20/h1 will eventually result in further development within the village and will have a detrimental impact on the valley floor and will further impact the current sewerage and surface water problems. Problems that we have experienced directly over the past 10 years.

Change suggested by respondent:

Change to the Plan

Attachments: None

5312

Object

Document Element: SD1: Development Limits**Respondent:** Ceri Brown**Summary:**

I wish to register my opposition to change the current LDP to include the field near Ty Cynheidre, Porthyrhyd (site ref. AS2/139/002). There are significant potential developments being proposed elsewhere in the village, some near to this location. These are developments that would have big implications on the village in terms of population and capacity of current infrastructure to name some obvious examples.

Change suggested by respondent:

Remove land from development limits.

Attachments:

email representation - redacted - <https://carmarthenshire.oc2.uk/a/6tg>

5458

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs Gareth & Yvonne Davies**Petition:** 2 petitioners**Summary:**

Objection to the inclusion of land detailed for SA44 5YF area Rose Villa (SR/160/003), reasons include:

- The land is an area of woodland which has a pig sty.
- An old caravan has been replaced with a larger caravan.
- Much habitat and wild flowers exist in this area.
- This area is of scientific interest due to rare brown hairstreak butterfly and rare ferns and plants
- Access is a narrow farm lane leading to 4 other properties which isn't suitable for further traffic, which isn't maintained (and not owned by the owners of the site in question).
- It will create additional noise.
- Flooding concerns due to proximity to two rivers.
- Loss of ancient woodland.

Change suggested by respondent:

Exclude the land from the development limits.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4k6>

email - redacted - <https://carmarthenshire.oc2.uk/a/5jc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5jd>

5919

Object

Document Element: SD1: Development Limits**Respondent:** Mrs Karen Davies**Summary:**

Objection to the inclusion of SR/098/001 in Llangain within the development limits, which has on several occasions been refused.

- The highway infrastructure is inadequate, lack of footpaths and already a danger to pedestrians and cyclists. The increase in the volume of traffic is at capacity before the development of 36 houses in Llangain!!.
- Public services, drainage/ sewers adding potential increase to flooding.
- The detrimental effects on hedgerows and removal of old established trees.

Change suggested by respondent:

Changes not to have been made to extend the boundary limit.

Attachments: None

Object

Summary of representations:

The respondent is objecting to the inclusion of a Candidate Site for the reasons set out below.

Summary of representation changes to plan:

Exclude the site from the Plan.

Response:

Part of the site has been included within the limits and is considered appropriate as small scale development. The majority of the site has been excluded and therefore that element of the objection is agreed by both parties.

Action:

No action.

4820

Object

Document Element: SD1: Development Limits**Respondent:** Mr Shaun Ormond**Summary:**

Inadequate and dangerous access to site. Weight restriction on bridge. Single lane road becomes gridlocked daily. No footpath. Potential risk of flooding to mill row. Inadequate sewerage system. Removal of hedge rows. Hill treacherous during winter months. Invasion of our privacy. More unnecessary traffic which the road cannot deal with.

(site ref: SR/098/002 in Llanllwch, Carmarthen)

Change suggested by respondent:

I oppose to any change of the land into any form of a residential site. These plans have been declined before on several occasions for good reason.

Attachments:

Submission attachment - <https://carmarthenshire.oc2.uk/a/6fv>

Object

Summary of representations:

Respondent objects to the inclusion of part of a site within development limits

Summary of representation changes to plan:

Remove site from development limits

Response:

Part of the site has been included within the limits and is considered appropriate as small scale development. The majority of the site has been excluded and therefore that element of the objection is agreed by both parties

Action:

No action

5115

Object

Document Element: SD1: Development Limits

Respondent: Mr Lawrence Aldridge

Summary:

Object to the inclusion of the site (SR/019/001) within the development limits of Capel Iwan. Issues include: No amenities in the village, increase in traffic, highway issues, surface water and flooding, alter the village environment, loss of green space, dormant existing sites.

Change suggested by respondent:

Exclude the site from the development limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5h9>

5140

Object

Document Element: SD1: Development Limits

Respondent: Mr Lawrence Aldridge

Summary:

Object to the inclusion of the site (SR/019/002) within the development limits of Capel Iwan. Issues include: No amenities in the village, increase in traffic, highway issues, surface water and flooding, alter the village environment, loss of green space, dormant existing sites.

Change suggested by respondent:

Remove the site from the development limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5nq>

5142

Object

Document Element: SD1: Development Limits**Respondent:** Mr Lawrence Aldridge**Summary:**

Object to the inclusion of the site (SR/019/007) within the development limits of Capel Iwan.

Issues include: No amenities in the village, increase in traffic, highway issues, surface water and flooding, alter the village environment, loss of green space, dormant existing sites.

Change suggested by respondent:

Exclude the site from the development limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5p6>

Object

Summary of representations:

Respondent objects to the deallocation of their site within the Revised LDP

Summary of representation changes to plan:

Include site within the Plan

Response:

Majority of the site has been duly considered in the formulation and preparation of the LDP with the reasons for its non-inclusion set out within the Site Assessment Pro-forma. The initial representation requesting its inclusion raises no additional information to justify inclusion of the suggested new site. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers

Action:

No action

4648

Object

Document Element: SD1: Development Limits**Respondent:** Kedrick Davies

Summary:

Objection to the non-inclusion of land within the Revised LDP under Policy SD1 (AS2/004/013) in Betws, Ammanford.

A large part of the land is within the development limits and allocated for housing (GA3/h15) in the current LDP with the number of units based on an approved planning application for 6 dwellings which was extant at that time. Following a subsequent dismissed appeal, a considerable amount of time and funds has been spent looking at ecological and arboricultural matters in order to devise an acceptable solution for the allocated site. It was therefore disappointing to see that the revised LDP has removed the land from the development limits. Within the community of Betws/Ammanford there are very few opportunities for residents to develop a bespoke self-build house to meet their family needs. Historically, Betws has been a popular location for self build properties and with land being available there is no reason to assume that will not continue to be the case. The inclusion of this area within the development limits for such a modest proposal does not undermine the strategic aims of the Revised LDP but does provide some much needed choice within an area that has been acknowledged as falling within the development limits for many years.

It is acknowledged that it would no longer be appropriate to consider the site as a housing allocation site as the approach being taken to respond to the site and have full regard to the planning appeal Inspectors view will reduce the number of units to two dwellings. The location of the land is ideally placed given the locality as identified in the accompanying sustainability report.

See also reps 4647 and 4649 which deal with the objection of the non inclusion of this site under separate policies.

Change suggested by respondent:

Include site within development limits for Betws, Ammanford.

Attachments:

Arboricultural Report - <https://carmarthenshire.oc2.uk/a/59m>

Supporting Document - <https://carmarthenshire.oc2.uk/a/59n>

Map - <https://carmarthenshire.oc2.uk/a/59p>

Representation Form - <https://carmarthenshire.oc2.uk/a/5k8>

Appeal Decision 2021 - <https://carmarthenshire.oc2.uk/a/6bk>

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/6c3>

Object

Summary of representations:

The respondents seek the re-inclusion of the land in question within the Revised LDP. Supporting information states that the area in question forms part of the urban area rather than a countryside location, and that the existing outbuildings are intrinsically linked to the adjoining developments

Summary of representation changes to plan:

Change the Plan to include the development limits.

Response:

Disagree. The development limits as drawn in the Revised LDP seeks to rationalise the amount of white land identified in the Plan, in particular given the site's position within the C1 flood risk zone and previous refusal of planning permission for new residential development.

In relation to other non-residential uses, consideration would be given to the policies of plan which refer to development adjacent to development limits.

Action:

No action.

5468

Object

Document Element: SD1: Development Limits

Respondent: Gaynor Thomas

Summary:

Objection to a change to the development limits at Lower Trostre Road, Llanelli (AS2/086/031): It is requested that the boundary remain as defined by the LDP 2006-2021. This land is and historically has been part of the urban community. The rationale for moving the boundary is unclear and questionable as neither the land nor the long established existing buildings form part of the open countryside. It is evident that these facts, and the included photographs, emphasise the rationale for maintaining the boundary as defined by the LDP 2006-2021.

Change suggested by respondent:

The development limits in this area should remain as drawn in the LDP 2006-2021.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xx>

5461

Object

Document Element: SD1: Development Limits**Respondent:** Richard Nicholas**Summary:**

Objection to the change of development limits within the Revised LDP and request that they are re-instated around the land in question (AS2/086/031) in Llanelli. The representation simply requests that the settlement limit defined within the extant Local Development Plan is replicated within the revised version. It is considered that the area in question forms part of the urban area rather than a countryside location. The rationale for this is down to the fact that the land is more in keeping with the adjoining settlement, given the existence of a range of dominant and long established outbuildings, which are intrinsically linked with the adjoining developments and accessed via existing highway infrastructure. The land is also used and maintained as garden space for well over the last decade and as such is fenced off to clearly differentiate from the open countryside.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5j7>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5j8>

Object

Summary of representations:

Respondents seeks to include the area of Mill Pond Lane within the development limits of Llansteffan

Summary of representation changes to plan:

Include area within development limits under policy SD1

Response:

Disagree, the inclusion of the area within development limits would lead to an unnecessary encroachment in to the open countryside, with limited opportunity for small scale development, in particular given the single lane track which leads to existing dwellings being of substandard quality. The approach as set out within policy SP3: Sustainable Distribution - Settlement Framework is considered sound. Llansteffan is identified as a Tier 3 settlement and it is has been afforded with sufficient residential opportunities within the defined development limits.

Action:

No action

5284

Object

Document Element: SD1: Development Limits**Respondent:** Gwyn Stacey**Petition:** 2 petitioners**Summary:**

The development limits in Llansteffan do not yet include a long established group of houses along Mill Pond Lane, SA33 5LG (AS2/106/002). This lane is part of the settlement, and should reside within the limits. See attached image of proposed change to boundary.

Change suggested by respondent:

Include the site within the development limits.

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/446>

5334

Object

Document Element: SD1: Development Limits**Respondent:** Cllr. Carys Jones**Summary:**

Request that the development limits for Llansteffan Village be extended to include the properties on Mill Pond Lane – SA33 5LG.

Change suggested by respondent:

Amend plan to include site within limits

Attachments:

Cover email - <https://carmarthenshire.oc2.uk/a/48k>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/48z>

Support

Summary of representations:

Respondent seeks to include land at the rear of their garden within development limits

Summary of representation changes to plan:

Include land within development limits under policy SD1

Response:

Referenced location is unclear. A map was requested but nothing has been received.

Action:

No action

4876

Support

Document Element: SD1: Development Limits**Respondent:** Mr Robert Morris**Summary:**

I would like to propose to apply for outline planning for two plots at the bottom of our garden/land.

Change suggested by respondent:

Change to the Plan to include site

Attachments:

Object

Summary of representations:

Seeks inclusion of a larger area of land to include the wider former brickworks site.

Summary of representation changes to plan:

Include a larger area of land for mixed use development predominantly comprising residential use.

Response:

The assessment of the site has been undertaken in accordance with national guidance and the Site Assessment Methodology and background/topic papers and the supporting evidence. Part of the site has been allocated for mixed use development under reference PrC3/MU1 and the development limits have been amended accordingly. The remaining part of the former LDP allocation has been removed as there are concerns that the site in its entirety cannot be delivered within the lifetime of the Revised LDP. This can be discussed further at Examination.

Action:

No action.

5443

Object

Document Element: SD1: Development Limits**Respondent:** Mr Colum Carty**Agent:** Lightwater TPC (Adrian Thompson)**Summary:**

Objection to Policy SD1, in regard to the new development limits boundary at the Former Emlyn Brickworks site in Penygroes:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended to include all of the coloured areas as shown on the Initial Masterplan drawing (PED - PrC3-MU1 - 2023-04-13 [2] - Parc Emlyn Initial Masterplan) accompanying the statement by Lightwater TPC and or the settlement boundary line should remain as shown on the current Local Plan policies map.

Site ref. AS2/132/006

Change suggested by respondent:

The development limits should remain as shown on the current LDP Proposals Map.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4hc>

Initial masterplan - <https://carmarthenshire.oc2.uk/a/4hd>

Geotech Study - <https://carmarthenshire.oc2.uk/a/4hf>

Geotech Study cont. - <https://carmarthenshire.oc2.uk/a/4hg>

Geotechnical Risk Register - <https://carmarthenshire.oc2.uk/a/4hh>

Site Location Plan - <https://carmarthenshire.oc2.uk/a/4hx>

Phasing Plan - <https://carmarthenshire.oc2.uk/a/4hj>

Site Constraints Plan - <https://carmarthenshire.oc2.uk/a/4hk>

Superficial Geology - <https://carmarthenshire.oc2.uk/a/4hz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5ky>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kp>

Coal mining risk assessment - redacted - <https://carmarthenshire.oc2.uk/a/5kq>

Object

Summary of representations:

Respondent seeks an amendment to policy SD1: Development Limits to allow for a 'case by case' assessment of the suitability of small areas of land or property for development at 'edge of settlement' locations. Reference is made to the locational criteria of policy HOM3. Their full representation can be seen below.

Summary of representation changes to plan:

Amend policy SD1: Development Limits to allow for a 'case by case' assessment of the suitability of small areas of land or property for development at 'edge of settlement' locations.

Response:

Disagree, the Council has taken a sustainable approach to the formation of the development limits. It has been formulated on the basis of sustainable development principles and in accordance with the provisions of national planning policy. The development limits have been drawn in such a way that the settlements have been afforded with sufficient residential opportunities within the defined development limits. There are a notable number of 'small settlements, large groups of dwellings and/or hamlets' throughout the County which have not been defined within the settlement hierarchy set out within the Preferred Strategy. It is proposed that such residential groupings will not be identified within the settlement hierarchy and will not be defined by Development Limits. Such groups or settlements often display little or no sustainability attributes, are sporadic in nature and or contain insufficient physical mass or facilities to warrant definition. Whilst such examples are not proposed to receive development limits or market housing proposals, planning policy guidance allows for potential exceptions proposals that are intended to meet a demonstrated local need. Also, proposals that lie adjacent to the development limits may be considered appropriate if they meet the requirements of the relevant policies. The approach as set out within Strategic Policy - SP3: Sustainable Distribution - Settlement Framework is considered sound.

Action:

No action.

5464

Object

Document Element: SD1: Development Limits

Respondent: Evans Banks Planning Limited

Summary:

There is an assumption that all settlement limits have been drawn correctly and logically. However, as has been seen from the numerous submissions made as part of the current consultation process with regards to the proposed settlement limits, this is not the case. The submissions made on behalf of our Clients with regards to Policy SD1 and specific areas of land, and those made by other parties, highlights that the level of 'clarity' and 'certainty' – and indeed confidence – that Policy SD1 has sought to secure, has not been achieved. The submissions highlight that residential gardens (as a whole or in part), natural infill plots and often domestic outbuildings have been illogically excluded from proposed settlement limits and in doing so, labelling them 'open countryside'. As the aforementioned submissions clearly show, these areas of land and buildings are certainly not part of the 'open countryside' nor do they share their characteristics, and so should in fact be included within the defined development limits. However, under the current wording of Policy SD1 the above situations will in turn create confusion, with areas that quite clearly form a logical part of a settlement, in fact being defined by Policy SD1 as lying outside of it. In order to secure greater consistency and clarity, it is proposed that Policy SD1 should be amended – either as part of its core text or supporting text – to allow for a 'case by case' assessment of the suitability of small areas of land or property for development at 'edge of settlement' locations. It is proposed that this could be done by including the same form of locational criteria as used by Policy HOM3, which are as follows:

- minor infill of a small gap between the existing built form; or,
- logical extensions and/or rounding off of the development pattern that fits in with the character of the settlement form and landscape; or
- conversion or the sub-division of large dwellings. The above would then ensure that all edge of settlement locations with regards to appropriate development are assessed in a consistent and clear manner, compensating for any such instances that the Deposit Plan has done so in an erroneous manner.

Change suggested by respondent:

Amend Plan to include site within limits

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5js>

email - redacted - <https://carmarthenshire.oc2.uk/a/5jt>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5j3>

Object

Summary of representations:

Respondent questions the change to the development limits in Llandeilo following the removal of housing allocation SeC16/h3 [in the First Deposit Revised LDP], as set out in the summary below.

Summary of representation changes to plan:

No change specified.

Response:

The housing allocation was removed due to concerns over deliverability. The development limits were cut back accordingly to ensure that the resulting area of white land did not remain within development limits.

Action:

No Action.

5893

Object

Document Element: SD1: Development Limits**Respondent:** Llandeilo Town Council**Summary:**

Why has the Development Limits boundary been altered with the removal of housing allocation SeC16/h3 [in the First Deposit Revised LDP]?

Change suggested by respondent:

No change requested

Attachments:

MAP LDP.jpg - <https://carmarthenshire.oc2.uk/a/3r7>

Object

Summary of representations:

Respondents seek inclusion of land within the RLDP under policy SD1: Development Limits.

Summary of representation changes to plan:

Include land within Development Limits.

Response:

It is considered that there is sufficient and more appropriate land available for residential use within the settlement to accommodate its housing need.

Action:

No Action.

4720

Object

Document Element: SD1: Development Limits**Respondent:** Mr & Mrs A Davies**Petition:** 2 petitioners**Summary:**

Duplicate of representation 4912.

Change suggested by respondent:

Include the above site within the development limits for Penybank, Ammanford within the Revised LDP.

Attachments:

Whole Site (Supporting Statement) - <https://carmarthenshire.oc2.uk/a/3s7>

Whole Site (ISA) - <https://carmarthenshire.oc2.uk/a/3s8>

2 Plots only (Supporting Statement) - <https://carmarthenshire.oc2.uk/a/538>

2 Plots only Representation Form - <https://carmarthenshire.oc2.uk/a/54h>

Whole Site Representation Form - <https://carmarthenshire.oc2.uk/a/54x>

Object

Summary of representations:

Seeks amendment to Policy SD1 to allow for flexibility in the event that housing delivery does not keep pace with housing requirement.

Summary of representation changes to plan:

The Policy should incorporate wording to allow for development in sustainable locations that would otherwise comply with the relevant policies of the LDP in the event that the supply and delivery of housing failed to keep pace with the Local Plan Housing Requirement (i.e. the absence of a five-year supply of housing land).

Response:

The housing provision within the LDP is based on robust evidence as set out within the Topic Papers on Growth and Spatial Distribution and Population and Household Projection. In addition to the identified housing need an additional amount of land is allocated to allow flexibility in supply. It is considered that sufficient land has been made available to meet the identified housing need and an amendment to the policy is not necessary.

Action:

No action.

5169

Object

Document Element: SD1: Development Limits

Respondent: Jonathan Rainey

Summary:

This policy states that development within the identified development of Tier 1-3 settlements will be acceptable, provided that they accord with other relevant policies of the LDP. Whilst there are exceptions to this rule (for example, Policy HOM6), the policy does not set out a scenario whereby development for traditional housing can come forward beyond the development limits. This will be problematic in circumstances where the Council's housing delivery fails to keep pace with their proposed annual requirement.

Whilst we support the principle of identifying specific sites to meet the development needs of the district within the LDP to guard against excessive unplanned development, Local Plans still need to be sufficiently flexible to ensure that housing and other types of development can come forward to meet the needs of the population.

We acknowledge that the plan has attempted to plan positively for housing growth in particular and sought to incorporate measures to secure this (10% buffer to the housing requirement (albeit reduced from 15%) and the identification of reserve sites) over the plan period. However, we consider that policy SD1 should incorporate additional flexibility to allow development to come forward under certain circumstances (as specified above) in order to ensure the plan can remain as effective as possible for its duration.

Change suggested by respondent:

Amend policy within the Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

Object

Summary of representations:

Respondent seeks for the Laugharne Park Estate to be included within the development limits under policy SD1:
Development Limits,

Summary of representation changes to plan:

Include area within development limits under policy SD1

Response:

Disagree. The inclusion of the whole estate of the existing Laugharne Park Estate within the development limits would be unreasonable within the context of the development Plan. The policy framework within the revised LDP provides sufficient flexibility for the consideration of any tourism and leisure related activities / developments.

Action:

No action

4973

Object

Document Element: SD1: Development Limits

Respondent: Seasons Holidays Plc

Agent: Lichfields

Summary:

The proposed boundary of Laugharne remains the same as the first deposit plan draft proposals map. The existing Laugharne Park Estate is not open countryside, does not border or close a strategic gap between settlements, and is an existing development site with extant and implemented permission for C1 use - Its use is effectively hotel use. The fact that the resort is not shown as being within the development limits makes the Plan inconsistent in how it treats main town centre uses. It could limit further development that would assist economic growth at the site.

Change suggested by respondent:

For the reasons stated in these representations, Dylan Coastal Resort, including future allocations, should be included within the development limits of the settlement of Laugharne.

Attachments:

Dylan Coastal Resort Econ Assessment.pdf - <https://carmarthenshire.oc2.uk/a/377>

Submission attachment - <https://carmarthenshire.oc2.uk/a/57k>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the plan to include the site

Response:

The development limits have been drawn to reconcile the pattern and the layout of development which has been delivered on the current housing allocation at Trem y Cwm. It does not appear that the land immediately to the rear of the representation site has a suitable access without impacting on the amenity of neighbouring properties

Action:

No action

4907

Object

Document Element: SD1: Development Limits**Respondent:** Mr G W & Mrs O L Bulford**Petition:** 2 petitioners**Summary:**

The land has been allocated for housing in previous development plans, but has been removed in the Revised LDP. This all seems to coincide with the recent outline planning allocated to the land next to 14 Trem y Cwm, this borders the permitted housing section of our land. In the revised plan there are 2 new permitted housing plots at the end of the village (north west) as well as some infill.

We would like the permitted housing reinstated on our land, as we now have 3 possible points of access for future planning. The original development plan (1998) show that the Term y Cwm development and our land were intended for permitted housing.

Change suggested by respondent:

Include the land within the development limits/allocate for housing.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/34p>

Maps - <https://carmarthenshire.oc2.uk/a/35r>

Letter - <https://carmarthenshire.oc2.uk/a/563>

SD1: Development Limits, 11.75

Object

Summary of representations:

Respondent objects to the deallocation of their site within the Revised LDP.

Summary of representation changes to plan:

Include site within the Plan.

Response:

Majority of the site has been duly considered in the formulation and preparation of the LDP with the reasons for its non-inclusion set out within the Site Assessment Pro-forma. The initial representation requesting its inclusion raises no additional information to justify inclusion of the suggested new site. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers.

Action:

No action.

4649

Object

Document Element: SD1: Development Limits, 11.75**Respondent:** Kedrick Davies**Summary:**

Objection to the non-inclusion of land within the Revised LDP under Policy SD1, para.11.75.

The land is within the development limits of Betws, Ammanford and allocated for housing (GA3/h15) in the current LDP with the number of units based on an approved planning application for 6 dwellings which was extant at that time. Following a subsequent dismissed appeal, a considerable amount of time and funds has been spent looking at ecological and arboricultural matters in order to devise an acceptable solution for the allocated site. It was therefore disappointing to see that the revised LDP has removed the land from the development limits. Within the community of Betws/Ammanford there are very few opportunities for residents to develop a bespoke self-build house to meet their family needs. Historically, Betws has been a popular location for self build properties and with land being available there is no reason to assume that will not continue to be the case. The inclusion of this area within the development limits for such a modest proposal does not undermine the strategic aims of the Revised LDP but does provide some much needed choice within an area that has been acknowledged as falling within the development limits for many years.

It is acknowledged that it would no longer be appropriate to consider the site as a housing allocation site as the approach being taken to respond to the site and have full regard to the planning appeal Inspectors view will reduce the number of units to two dwellings. The location of the land is ideally placed given the locality as identified in the accompanying sustainability report.

See also reps 4647 and 4648 which deal with the objection of the non inclusion of this site under separate policies.

Change suggested by respondent:

Include land within the development limits for Betws, Ammanford.

Attachments:

Arboricultural Report - <https://carmarthenshire.oc2.uk/a/59m>

Supporting Document - <https://carmarthenshire.oc2.uk/a/59n>

Map - <https://carmarthenshire.oc2.uk/a/59p>

Representation Form - <https://carmarthenshire.oc2.uk/a/5k8>

Appeal Decision 2021 - <https://carmarthenshire.oc2.uk/a/6bk>

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/6c3>

Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Consider undertaking necessary work

Response:

The Council has undertaken additional work to comply with key sections of the DPM and this is addressed within the Position Statement on Housing Growth. This relates to work on configuring the base date, updates to the housing trajectory and spatial distribution papers and these documents will be submitted to the Inspector as part of the Council's evidence base.

Action:

To be considered at examination.

5543

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Welsh Government

Summary:

Base Date Inconsistencies

The DPM (5.62) specifically states that all housing components must have the same base date. This is essential to avoid confusion and issues of consistency. The Council has used a base date of 01st April 2022 for completions/under-construction category and October 2022 for the timing and phasing of large sites. This approach does not comply with the DPM and as a result there is no accurate picture of housing in the plan, and the supporting evidence. The Council must either roll back the housing figures and all components of supply to 01st April 2022 or move everything forward to 01st April 2023.

(Category B objection)

Change suggested by respondent:

Amend Plan / background documents as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Include the site within the Plan

Response:

The sites have been duly considered in the formulation and preparation of the LDP with the reasons for their non-inclusion set out within the Site Assessment Table. The representations raise no additional information to justify inclusion of the suggested sites. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No change to the Plan

4728

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Ms Jane Morgan Thomas

Summary:

Objection to Policy SP4, specifically in relation to the non-inclusion of a site for housing in Cross Hands (refer also to rep 4729).

In support of their site, the respondent makes reference to higher density developments, such as those in the Cross Hands area, as having facilitated more efficient use of land than the more historical linear development along roads. It is argued that such higher density developments help to generate a more cohesive community supported by nearby shops and other facilities, which could in turn help to improve community health by residents walking or cycling to local shops, thereby improving sustainability by reducing car journeys.

Change suggested by respondent:

Allocate site for housing within Revised LDP.

Attachments:

Location - <https://carmarthenshire.oc2.uk/a/3ts>

Map - <https://carmarthenshire.oc2.uk/a/3tt>

ISA form - <https://carmarthenshire.oc2.uk/a/5tx>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55t>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action

5019

Support

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Cwmpas

Summary:

Having reviewed the consultation document, Cwmpas sees a clear synergy between the key issues, challenges and vision statements within the Deposit Plan of the Revised LDP and community led housing programmes. Community-led housing is housing development where the community plays an integral role in identifying local needs and bringing a proposal forward with a view to delivering social and economic benefits to a local area. Such projects meet long term housing needs and provide affordable housing as defined within Welsh planning policy. Furthermore, there is support for community led housing within the Welsh Government 'Programme for Government 2021 – 2026'.

Change suggested by respondent:

No change.

Attachments:

Comments of Cwmpas 2nd Deposit Revised Carmarthenshire Local Development Plan 2018 – 2033.pdf - <https://carmarthenshire.oc2.uk/a/37m>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed.

It is considered that sufficient flexibility has been provided to meet the housing requirement set within the Revised LDP

Action:

No action

4897

Support

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Swallow Investments Limited

Agent: Swallow Investments Limited

Summary:

Strategic Policy SP4 confirms that in order to meet the requirement for 8,822 dwellings over the LDP period, 9,704 new dwellings will be provided between 2018-2033, in accordance with the LDP's Settlement Framework. My client supports Strategic Policy SP4 - it sets the context for delivering new housing in line with requirements, with a reasonable and realistic 'buffer' to ensure those requirements are satisfied; and therefore represents a sustainable and achievable strategy for meeting the County's housing needs over the LDP period.

Change suggested by respondent:

No change to Plan.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the Plan

Response:

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement has been set within the Revised LDP. Policy SP1 and SP4 identify that in meeting the overall requirement of 8,822 dwellings during the plan period, the housing supply is set at 9,704 dwellings (10% general flexibility above the requirement).

Action:

No action

5009

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Persimmon Homes West Wales

Summary:

The flexibility allowance in terms of housing numbers is to be included in a Plan to ensure it will remain effective in the event of changing circumstance such as non-delivery of key sites and / or other unforeseen issues. The Development Plan Manual indicates that a 10% flexibility allowance should be the starting point in terms of housing provision. Persimmon Homes West Wales are of the view that the appropriate rate should be set based on local circumstances. We consider that a greater level of flexibility should be allowed for in the Plan to increase the change of meeting the housing needs of the County. Such a flexibility allowance will assist in overcoming uncertainties regarding housing deliverability and viability and would also allow additional flexibility given the shorter time period on which the Plan is proposed (10 years from adoption). The provision of 15% flexibility would increase the housing supply to 10,145 and increase the allocated plots by 441 dwellings.

Change suggested by respondent:

Amend the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

Object

Summary of representations:

The respondent makes a number of comments in relation to total housing provision, see individual summary below for more detail.

Summary of representation changes to plan:

Change as set out below.

Response:

Changes to the policy will be discussed at examination. A Housing Position Paper has been prepared which provides further clarity on this representation.

Action:

To be discussed at examination.

5546

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Welsh Government

Summary:

Total Housing Provision – Inconsistencies

Policy SP4 makes provision for 9,704 homes to deliver a housing requirement of 8,822 homes. This represents a flexibility allowance of 10%. The DPM (5.60) states that the plan should be clear on how the total housing provision (9,704) is spatially distributed. There are several inconsistencies within the plan and its supporting evidence which may have implications of the housing provision:

- See comments relating to Row G of the Councils Housing Trajectory.
- The Housing Topic Paper (Appendix) 2 explains the Councils rationale for the allowance of 246 homes in Tier 4. This figure does not appear to be included in the total housing provision. In addition, the Council should explain how the Policy HOM 3 10% cap above existing homes in these settlements will be implemented in practice? Will it be based on permissions or completions? Settlement thresholds/caps have not worked well in other parts of Wales.
- There are mathematical inaccuracies in the Councils Spatial Distribution Table (Appendix 7) see below. The WG have calculated the plan provision and is set out in full in their submission.

(Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the plan to consider an extra 2 years within the plan period.

Response:

Disagree. The whole suite of evidence considered as part of the Revised LDP has set its plan period for 2018 - 2033, which would mean significant change and further consultation delaying the adoption of a development plan.

Action:

No action.

5370

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

We do not support the Council's Strategic Policy SP4 housing requirement of 8,822 homes for the plan period (2018-2033). We consider the Plan Period should be rolled forward by a further two years, to 2021-2036, to take into account the time lost owing to the NRW intervention and COVID-19 pandemic.

Change suggested by respondent:

Amend the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Object

Summary of representations:

The representation seeks the inclusion of a larger area of land under site referenced PrC3/MU1.

Summary of representation changes to plan:

Inclusion of a larger area of land for development.

Response:

A number of representations are made to seek the inclusion of a larger area of land under site referenced PrC3/MU1. As part of the comments submitted the respondent objects to Policy SP4 A Sustainable Approach to Providing New Homes. However, it is not clear whether they seek an amendment to the Policy as part of the wider representation made.

Action:

No action.

5442

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Mr Colum Carty

Agent: Lightwater TPC (Adrian Thompson)

Summary:

Objection to Policy SP4, seeking a larger site area to be identified for the mixed use allocation at the Former Emlyn Brickworks site in Penygroes:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended to include all of the coloured areas as shown on the Initial Masterplan drawing (PED - PrC3-MU1 - 2023-04-13 [2] - Parc Emlyn Initial Masterplan) accompanying the statement by Lightwater TPC and or the settlement boundary line should remain as shown on the current Local Plan policies map.

Change suggested by respondent:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended as stated in the summary above.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4hc>

Initial masterplan - <https://carmarthenshire.oc2.uk/a/4hd>

Geotech Study - <https://carmarthenshire.oc2.uk/a/4hf>

Geotech Study cont. - <https://carmarthenshire.oc2.uk/a/4hg>

Geotechnical Risk Register - <https://carmarthenshire.oc2.uk/a/4hh>

Site Location Plan - <https://carmarthenshire.oc2.uk/a/4hx>

Phasing Plan - <https://carmarthenshire.oc2.uk/a/4hj>

Site Constraints Plan - <https://carmarthenshire.oc2.uk/a/4hk>

Superficial Geology - <https://carmarthenshire.oc2.uk/a/4hz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5ky>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kp>

Coal mining risk assessment - redacted - <https://carmarthenshire.oc2.uk/a/5kq>

Object

Summary of representations:

The respondents consultation responses are summarised below.

Summary of representation changes to plan:

Amend the Plan

Response:

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County.

In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG-based local authority level projections were utilised as a starting point.

The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend-based evidence to consider.

The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others. The relationship between household growth and economic growth is further considered in the Growth and Spatial Distribution Part 2: Job creation and the economy.

Further consideration will be given at the examination of the Plan.

Action:

No action

5168

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Jonathan Rainey

Summary:

Policies SP1 and SP4 (including their supporting text) need to clearly justify the overall quantum of development to be delivered at each settlement tier and then explain how it will be distributed to support the economic aspirations of the plan, alongside its sustainability and community aspirations. Its failure to do so at present is a significant deficiency with the plan that needs to be addressed.

Change suggested by respondent:

Amend Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

5821

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

Objection to SP4 - The proposed provision for 9,704 homes within the RLDP to meet an identified requirement for 8,822 homes at c.500 homes per year is considered insufficient and will compound longstanding undersupply. The County should be targeting an increase in annual build rates, in order to provide for the future population growth and meet local need;

Change suggested by respondent:

Amend Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change specified

Response:

A topic paper on the Best and Most Versatile Agricultural Land has been produced and is submitted as a submission document for examination.

Action:

No action.

5558

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Welsh Government

Summary:

Site Assessment Methodology (SAM)

In summary, the Welsh Government expects BMV policy to be taken into account at the earliest point in the process and throughout plan preparation. We also expect that BMV policy application is sufficiently evidenced and justified in the plan, sustainability appraisal, spatial strategy and site selection process. It is expected that plans clearly demonstrate the evidence used, the weight given to BMV land and how BMV policy has been applied in the spatial strategy and site selection process. It is advised that BMV policy application is covered in the plan through a specific topic paper demonstrating how the policy has been considered, evidenced and delivered. We would advise the Council to contact our colleagues in Land, Nature and Forestry Division in relation to all comments made on BMV land.

(Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change specified

Response:

Noted. Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire. This will include an options appraisal of potential policy interventions including, but not limited to the use of Article 4 directions. It should be noted that a number of these sit outside the scope and remit of a Local Development Plan.

Further consideration will need to be given at examination.

Action:

No action

5554

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Welsh Government

Summary:

Category B Dwellinghouses used as sole or main residences

It is noted that Carmarthenshire County Council has introduced a council tax premium for second homes based on evidence of their impact on local housing markets and may introduce controls over the future use of existing dwellinghouses, currently used as sole or main residences, (C3) as second homes (C5) and short term holiday lets (C6) (Policy VE2 paragraph 11.2.47). To ensure that all new housing is retained as a sole or main residence the LDP should include a policy stating in areas where a council tax premium is charged in respect of second homes, or, controls over the uses of existing sole or main residences as second homes (C5) and short term holiday lets (C6) have been introduced, a planning condition will be imposed restricting use of the new dwelling house to a sole or main residence.

(Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend policy

Response:

The allocation of the site within the LDP for residential purposes have been subject to full consideration through the site assessment methodology. As part of this assessment process detailed site pro formas have been prepared.

Furthermore, the LDP provides an additional housing supply above the requirement (flexibility allowance) to meet the identified need.

Action:

No action.

5465

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Evans Banks Planning Limited

Summary:

There is significant concern that the new homes figure quoted by Policy SP4 and the framework that supports its provision is undeliverable.

As a result and on this basis, the 2nd Deposit LDP fails the required Tests of Soundness and consequently the Plan is 'unsound'.

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

Change suggested by respondent:

Amend Policy

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5xp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xq>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/5jr>

Object

Summary of representations:

Objects to the inclusion of residential allocations in Phosphate Sensitive Catchment Areas.

Summary of representation changes to plan:

Remove sites within the Phosphate Sensitive Catchment Areas.

Response:

The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to its cluster and has taken into account SAC riverine phosphate constraints. In this respect the revised LDP seeks to ensure that development is appropriate to the settlement and reflective of its ability to accommodate growth and the services and facilities available. As part of a future planning application an applicant will need to satisfy the requirements to reduce phosphate levels associated with their development. The evidence base has been developed to ascertain the position with regards the phosphate affected SACs and will facilitate the delivery of the housing allocations within these areas.

Action:

No action.

5385

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

In addition to the above, BDW Homes wholly object to a number of additional housing allocations which fall within Phosphate Sensitive Catchment Areas. A detailed list of these housing allocations have been provided in Table 1: List of Housing Allocations in Phosphates areas, as well as our detailed response to each of the proposed housing allocation. A number of the sites have been included as housing allocations as they have gained planning permission. We do not agree with the inclusion of these sites as they should be listed as commitments. Similarly, those allocations included as they have a planning application submitted and pending should not be automatically included as an allocation. This is contrary to the tests of soundness, as those allocations being rolled forward within phosphate sensitive areas are currently not suitable nor deliverable owing to NRW phosphorous guidance. With regards to CCC's efforts to solve the phosphate issue within the County, investigative work has been undertaken which forms part of the LDP evidence base. From reviewing this work, it is evident that CCC have no agreed mitigation measure to tackle the phosphate issue. A nutrient budget calculator has been constructed which calculates the phosphate levels that a proposed residential development in Carmarthenshire could produce. This is not a mitigation measure and so Carmarthenshire are yet to find a suitable phosphate solution. In addition, a Nutrient Mitigation Options Technical Review (2022) has been prepared by Ricardo Energy & Environmental, outlining guidance on phosphorous mitigation options for use in Carmarthenshire. Although the report provides a short list and review of possible mitigation options no set option has been agreed upon. The report concludes 'it is likely that all schemes will require engagement with/by CCC, Natural Resources Wales, the Nutrient Management Board and developers. Other stakeholders like landowners/land managers, Dwr Cymru Welsh Water and environmental NGOs are likely to also have a role in delivery of specific solutions.'

To this end, BDW Homes wholly object to the allocation of sites within Phosphate Catchment areas owing to the County having no established mitigation solution for development in phosphate areas. As such, all housing allocations which fall within phosphate sensitive areas should be discounted from the LDP, as these suits are not suitable nor deliverable. Additional more suitable sites should be sought which are located outside of the phosphate sensitive areas. Land off Heol-y-Mynydd, Bryn is a suitable location for development, being located adjacent to the settlement of Bryn/Llanelli and located outside a phosphate sensitive area.

Change suggested by respondent:

Comments made on allocations within the Phosphate Sensitive Catchment areas are highlighted in the supporting documents

Amend Plan to consider their allocation or removal

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Object

Summary of representations:

- Anghytuno â Pholisi SP4.
- Disagrees with Policy SP4.

Summary of representation changes to plan:

- Lefel is o dwf.
- Lower level of growth.

Response:

Anghytuno. Mae'r Papur Pwnc Amcanestyniad Poblogaeth ac Aelwydydd a'r dystiolaeth a gynhwysir yn yr adroddiad Tai a Thwf Economaidd yn nodi'r ystyriaethau hysbysu a'r cyfiawnhad dros amcanestyniadau poblogaeth ac aelwydydd ar gyfer y Sir. Wrth asesu a nodi'r gofyniad am dai ar gyfer y Cynllun ac yn unol â Pholisi Cynllunio Cymru, defnyddiwyd amcanestyniadau lefel awdurdodau lleol LIC fel man cychwyn. Roedd yr Adroddiad Tai a Thwf Economaidd yn ceisio adolygu ac asesu priodoldeb poblogaeth a thafluniadau aelwydydd diweddaraf Llywodraeth Cymru ar gyfer Sir Gaerfyrddin a cheisiodd hefyd ddarparu cyfres amgen o dystiolaeth ddemograffig a thueddol i'w hystyried. Mae'r Cyngor o'r farn bod gofyniad tai priodol a chyflawnadwy o fewn y CDLI Diwygiedig Adnau yn gallu cyflawni amcanion a pholisïau strategol y Cyngor; yn cadw'r ifanc yn y sir; yn cyflawni ar gyfer anghenion ein holl gymunedau trefol a gwledig; ac yn rhoi cyfle i greu swyddi, ymhlith eraill. Bydd ystyriaeth bellach yn cael ei roi wrth archwilio'r Cynllun.

Disagree. The Population and Household Projection Topic Paper and the evidence contained within the Housing and Economic Growth sets out the informing considerations and the justification for the population and household projections for the County. In assessing and identifying the housing requirement for the Plan and in accordance with Planning Policy Wales the WG-based local authority level projections were utilised as a starting point. The Housing and Economic Growth Report sought to review and assess the appropriateness of the latest WG population and household projections for Carmarthenshire and sought to also provide an alternative suite of demographic and trend-based evidence to consider. The Council considers that an appropriate and deliverable housing requirement within the Deposit Revised LDP factors in the ability to meet the strategic objectives and policies of the Council, retains the young within the county, delivers for the needs of all our communities both urban and rural, and provides the opportunity for job creation, amongst others. Further consideration will be given at the examination of the Plan.

Action:

- Dim gweithredu.
- No action.

5866

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Dyfodol

Summary:

Polisi SP4 Dull Cynaliadwy o Ddarparu Cartrefi Newydd

Rhoddir dadansoddiad manwl yn gwrthwynebu'r amcanestyniadau poblogaeth ac aelwydydd a'r opsiwn twf a fabwysiadwyd yn y CDLI. Nid yw Dyfodol i'r Iaith yn gallu cefnogi'r CDLI. Mae'r cyflwyniad hwn wedi'i rannu'n bedwar sylw (cyf: 5864, 5865, 5866 a 5867). Rhoddir manylion a dadansoddiad helaeth yn y cyflwyniad a dylid cyfeirio atynt. Y pwyntiau a gynhwysir yn y cyflwyniad yw:

- Mae ymchwil a wnaed gan Ian Mulheirn yn dangos bod y cyflenwad tai yn ei gyfanrwydd yn ddigonol.
- Dadansoddiad o'r sefyllfa yn Sir Gaerfyrddin, gan edrych ar Asesiad Iaith 2019, data'r Cyfrifiad, data ysgolion, data tai gwag, data prisiau tai, data Ystadegau Cymru.
- Adeiladu tai yn bennaf ar gyfer mewnfudwyr yw'r hyn sydd wedi digwydd yn y sir, a hynny pan oedd cyflenwad cyffredinol digonol o dai yn Sir Gaerfyrddin.
- Mae diffyg tystiolaeth i gyfiawnhau'r polisiâu yn nodwedd o'r CDLI.
- Gan gydnabod y bydd rhai yn sicr yn elwa o adeiladu 8,822 o dai rhwng 2018 a 2033, fel grŵp pwyso, mae Dyfodol i'r Iaith yn credu mai twf graddol a gofalus sydd ei angen, tra bod y polisi i wneud y sir yn fwy Cymraeg yn dwyn ffrwyth.
- Trafodaeth ar y cysylltiad rhwng twf poblogaeth a thwf cyflogaeth amcangyfrifedig a'r rhagolygon economaidd.
- Dylai cynllunio adferiad canol trefi'r sir fod yn flaenoriaeth i'r Adran Flaen-gynllunio.
- Ni roddir digon o sylw i bolisi cydnabyddedig Llywodraeth Cymru.

A detailed analysis is provided objecting to population and household projections and the growth option adopted in the LDP. Dyfodol yr Iaith is unable to support the LDP. This submission has been split into 4 representations (ref: 5864, 5865, 5866 & 5867). Extensive detail and analysis is provided in the submission and should be referred to.

Points included the submission are:

- Citation of research undertaken by Ian Mulheirn shows that the housing supply as a whole is sufficient.
- An analysis of the situation in Carmarthenshire, looking at the Language Assessment of 2019, Census data, school data, empty housing data, house price data, Stats Cymru data,
- Building houses mainly for immigrants is what has happened in the county, and that when there was an adequate general supply of housing in Carmarthenshire.
- A lack of evidence to justify the policies is a feature of the LDP.
- While acknowledging that some will certainly benefit from the construction of 8,822 houses between 2018 and 2033, as a pressure group, Dyfodol i'r Iaith believes that it is gradual and careful growth that is needed, while the policy to make the county more Welsh bears fruit.
- A discussion of the relationship of the link between population growth and estimated employment growth & the economic outlook.
- Planning the recovery of the county's town centres should be a priority for the Forward Planning Department.
- Insufficient regard is given to Welsh Government's recognised policy.

Change suggested by respondent:

Newid fel y nodir

Change as set out

Attachments:

Comments (English) - <https://carmarthenshire.oc2.uk/a/5th>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5c3>

Comments - redacted - <https://carmarthenshire.oc2.uk/a/5c4>

Comments ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c5>

Presentation - redacted - <https://carmarthenshire.oc2.uk/a/5c6>

Presentation ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c7>

Object

Summary of representations:

Yn darparu sylwadau ynghylch angehnion tai gwledig.

Provides commentary relating to rural housing need.

Summary of representation changes to plan:

Yn darparu sylwadau ynghylch angehnion tai gwledig.

Provides commentary relating to rural housing need.

Response:

Mae Strategaeth Ofodol y Cynllun wedi'i thanategu gan egwyddorion cynladwyedd. Fel y cyfryw, mae'r Cynllun yn dyrannu twf o raddfa briodol i'r ardaloedd gwledig sy'n adlewyrchu ei raddfa bresennol a lefel y gwasanaethau a'r cyfleusterau sydd ar gael iddynt. Mae'r Papurau Pwnc ar Rôl a Swyddogaeth a Thwf a Dosbarthiad Gofodol (rhan 1) yn darparu'r dystiolaeth ategol ar gyfer hyn. Mae polisiau'r Cynllun yn caniatáu ar gyfer datblygu tai i ddiwallu anghenion lleol o dan amgylchiadau penodol.

The Plan's Spatial Strategy is underpinned by the principles of sustainability. As such, the Plan allocates growth of an appropriate scale to the rural areas reflective of its existing scale and the level of services and facilities available to them. The Topic Papers on Role and Function and Growth and Spatial Distribution (part 1) provide the supporting evidence for this. The Plan's policies allow for the development of housing to meet local needs under specific circumstances.

Action:

Dim gweithredu.

No action.

5884

Object

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes

Respondent: Cllr. Tyssul Evans

Summary:

Gyda amcanion Llywodraeth Llafur Cymru i gael miliwn o siaradwyr cymraeg dros y chwarterf canrif nesa, amcan sydd i'w groesawu'n fawr : sicrhau trwy ddodi amodau llym ar bob cais yng nghefn gwlad fel ei bod yn mynd at ddibenion pobol ifanc sydd am aros a chodi cartref yn ei cymuned yn hytrach na gweld mwy o fewnlifiad yn enwedig o deuluoedd sydd am ymadael a'r dinasoedd a dod mas i gefn gwlad wrth iddynt baratoi ymddeol a thrwy hynny amddifadu teuluoedd ifanc lleol rhag gallu cystadlu yn y farchnad eiddo agored.

With the Welsh Labour Government's aims to have one million Welsh speakers over the next quarter of a century, a very welcome objective : ensure by imposing strict conditions on all applications in the countryside so that it goes to the purposes of young people who want to stay and build a home in their community rather than seeing a greater influx especially of families who want to leave and the cities and come out to the countryside as they prepare retirement thereby depriving local young families from being able to compete in the open property market.

Change suggested by respondent:

Newid fel y nodir.

Change as set out.

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

Strategic Policy – SP4: A Sustainable Approach to Providing New Homes, 11.79**Object****Summary of representations:**

The respondent requests a change to how windfalls are treated in the housing calculations.

Summary of representation changes to plan:

Amend the Plan to include deliverable sites.

Response:

Disagree, the Development Plan Manual (Ed 3) states that an allowance can be made for windfall sites in a development plan. Topic Papers accompanying the Plan set out how the windfall calculations have been made.

Action:

No action.

5378**Object**

Document Element: Strategic Policy – SP4: A Sustainable Approach to Providing New Homes, 11.79

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

It is acknowledged that windfalls can make an important contribution to the overall housing requirement for the County. However, in order to ensure the deliverability of the housing requirement then sufficient sites should be identified and allocated to meet this requirement. Windfall sites are unidentified by definition and therefore should form part of the flexibility allowance only.

Change suggested by respondent:

Amend the Plan to include deliverable sites

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Windfall, 11.82**Object****Summary of representations:**

The respondent seeks clarity on a number of matters as detailed in the summary below.

Summary of representation changes to plan:

As detailed below.

Response:

Changes to the policy will be discussed at examination. A Housing Position Paper has been prepared which provides further clarity on this representation.

Action:

To be discussed at examination.

5545**Object**

Document Element: Windfall, 11.82

Respondent: Welsh Government

Summary:

Large Windfall Allowance

Consistency in terminology/definition - The way in which windfall sites are described/defined within the Growth and Spatial Distribution Part 1 – Housing Topic Paper is extremely confusing with completions, landbank and windfall terminology being used in an interchangeable and inconsistent manner. The Council need to confirm that there is no double counting or inconsistencies with the landbank and the large windfall allowance.

Inconsistencies with the large windfall allowance – The average large windfall completion rate over 15 years is identified as 87 dwellings per annum, however, in supporting Housing Paper (Table 14, Table 15) is 112 units per annum.

Windfall deduction from first two years of supply – The DPM (Table 18 and para 5.73) state that “large windfall sites should not be included in the first two years of supply to avoid issues of double counting”.

(Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Windfall, 11.83

Object

Summary of representations:

It is considered that the wording does not explain how the windfall figure used in the trajectory has been calculated.

Summary of representation changes to plan:

Change to the Plan as set below.

Response:

Topic Papers have been prepared that accompany the LDP which set out the calculations behind the housing figures, including the windfall provision.

Action:

No action.

4787

Object

Document Element: Windfall, 11.83

Respondent: The Home Builders Federation

Summary:

It is considered that the wording does not explain how the windfall figure used in the trajectory has been calculated.

Change suggested by respondent:

Re word to provide clarity.

Attachments: None

HOM1: Housing Allocations

Support

Summary of representations:

The respondents support the non inclusion of the referenced sites.

Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4669

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Wyn Humphreys

Summary:

I wish to support the exclusion of site SR/162/002 (in Whitemill) from the proposed LDP:

The proposed sitting of the development is particularly ill-considered. The development would represent an outward extension of built development into open countryside resulting in a visual intrusion into the countryside and a coalescence of settlements to the detriment of the appearance and character of the area.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/548>

4697

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Christopher Williams

Summary:

Support for the non-inclusion of candidate site SR/117/001 within the Revised LDP.

The vehicular access to Nantgaredig is inadequate for the proposed development.

Change suggested by respondent:

No changes.

Attachments:

4711

Support

Document Element: HOM1: Housing Allocations

Respondent: Cllr. Anthony Davies

Petition: 2 petitioners

Summary:

Supports the non inclusion of Candidate Site ref SR/082/007 in Llandybie.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form redacted - <https://cararthenshire.oc2.uk/a/54w>

4721

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Christopher Williams

Summary:

Support for the non-inclusion of candidate site SR/117/002 within the Revised LDP. The vehicular access to Nantgaredig is inadequate for the proposed development.

Change suggested by respondent:

No change.

Attachments:

4722

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Christopher Williams

Summary:

Support for the non-inclusion of candidate site SR/117/003 within the Revised LDP. The vehicular access to Nantgaredig is inadequate for the proposed development.

Change suggested by respondent:

No Change.

Attachments:

4725

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mr Christopher Williams**Summary:**

Support for the non-inclusion of candidate site SR/117/006 within the Revised LDP. The vehicular access to Nantgaredig is inadequate for the proposed development.

Change suggested by respondent:

No Change.

Attachments:

Support

Summary of representations:

A number of supports have been received in relation to the removal of current LDP housing allocation T2/8/h1 in Glanamman. Many of the representations relate to the lands suitability for development, citing potential issues with the sites coal mining past as well as ecology and highways concerns. Individual summaries for all the representations can be seen below

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed.

Action:

No action.

5119

Support

Document Element: HOM1: Housing Allocations**Respondent:** Margaret Thomas**Summary:**

T3/8/h1 in Glanamman (allocation ref in adopted LDP)

Objection to the site above.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5hd>

5022

Support

Document Element: HOM1: Housing Allocations**Respondent:** William Harold Jones**Summary:**

Support for the removal of housing allocation T3/8/h1 in Glanamman (in the current LDP) from the Revised LDP. The following reasons are given:

The site is unsuitable for housing for a number of reasons, including recorded subsidence issues in the immediate vicinity associated with the coal mining past. The site has a high ecological value. The surrounding road network is also a concern – the highway is already at high capacity and there is an extensive history of minor traffic collisions in the area.

Change suggested by respondent:

No change to the Plan. Site to remain unallocated for housing in the Revised LDP.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5fj>

Supporting email - <https://carmarthenshire.oc2.uk/a/6f5>

5232

Support

Document Element: HOM1: Housing Allocations**Respondent:** Lynn Gaspar**Summary:**

Support for the removal of housing allocation T3/8/h1 in Glanamman (in the current LDP) from the Revised LDP for the following reasons:

Since the grant of planning consent, some 12 years ago, the developer has failed to develop the site for housing probably because the appeal decision made it clear that before development could commence a full intrusive mining legacy site survey should be carried out and details of any required remediation works and building measures submitted and approved in writing by the local planning authority. To our knowledge the developer has not sought approval to meet any of the 13 conditions and instead has simply land banked the site which is against government policy.

Change suggested by respondent:

No change to the Plan.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/663>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/664>

5113

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Margaret Knight**Summary:**

Support for the removal of housing allocation T3/8/h1 in Glanamman (in the current LDP) from the Revised LDP. The following reasons are given:

The site is unsuitable for housing for a number of reasons, including recorded subsidence issues in the immediate vicinity associated with the coal mining past. The site has a high ecological value and has remained undisturbed for many years. The surrounding road network is also a concern – I have grave concerns regarding the access road on and off site which will bring increased traffic to an already busy road. This section of the road has a history of minor traffic accidents.

Change suggested by respondent:

No change, site to remain unallocated in the Revised LDP.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5h6>

5293

Support

Document Element: HOM1: Housing Allocations**Respondent:** Carmarthenshire County Council**Summary:**

Support for the removal of housing allocation T3/8/h1 in Glanamman (in the current LDP) from the Revised LDP: As the County Councillor of Glanamman, I have been receiving very strong objections from residents living within the vicinity of this land, regarding any future housing development from taking place. Some of the residents concerns are as follows:

- The highway's infrastructure and the impact of the additional traffic would cause safety concern, in what is already a dangerous location.
 - High ecological value, and any harm to its biodiversity.
 - The long history of coal mining in the area and the recorded subsidence issues in the immediate vicinity.
 - The impact a possible housing development would have on other residents, including a secluded dog rescue centre.
- Therefore I welcome that this land is not included in the LDP or the second deposit revised LDP and sincerely hope it remains this way.

Change suggested by respondent:

No Change to the Plan.

Attachments: None

5231

Support

Document Element: HOM1: Housing Allocations**Respondent:** Gregory Rickard**Summary:**

Support for the removal of housing allocation T3/8/1 in Glanamman (in the current LDP) from the Revised LDP for the following reasons:

There are serious concerns with this site. The land in question is geologically a major factor due to historical mining activities with shallow mine workings. Residents are concerned that if this land is included for future LDP, there could be possible subsidence and ground heave with sudden movement that could affect adjacent properties if ever a housing development was erected.

Furthermore, the land is totally unsuitable and there is a history of traffic accidents on the highway.

Change suggested by respondent:

No change to the Plan.

Attachments: None

Support

Summary of representations:

A number of representations have been received supporting the removal of housing allocation SeC10/h4 in Glanamman. This site was an allocation in the 1st Deposit but was removed as an allocation in the 2nd Deposit. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

No Change to the Plan.

Response:

Support Welcomed.

Action:

No Action.

5682

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Jane Driver**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on mainly conservation and access restriction grounds. Attention is drawn to the fact that the actual size of this site would support a great deal more homes than the 25 originally proposed in the former allocation.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5683, 5684 & 5685.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dy>

5686

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Mark Vickers

Summary:

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on mainly conservation and access restriction grounds. Attention is drawn to the fact that the actual size of this site would support a great deal more homes than the 25 originally proposed in the former allocation.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5687, 5688 & 5689.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dz>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dm>

5690

Support

Document Element: HOM1: Housing Allocations

Respondent: Allan & Claire Rush

Petition: 2 petitioners

Summary:

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5691, 5692 & 5693.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dj>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dk>

5694**Support****Document Element:** HOM1: Housing Allocations**Respondent:** Mrs Ann Broom**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5695, 5696 & 5697.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dx>

5702**Support****Document Element:** HOM1: Housing Allocations**Respondent:** Dr John Studley**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5703, 5704 & 5705.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dd>

email - redacted - <https://carmarthenshire.oc2.uk/a/6gb>

5712**Support****Document Element:** HOM1: Housing Allocations**Respondent:** Rachel Sheppard**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5713, 5714 & 5715.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5d8>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d9>

5698**Support****Document Element:** HOM1: Housing Allocations**Respondent:** Gareth & Susan Williams**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5699, 5700 & 5701.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5df>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dg>

5809**Support****Document Element:** HOM1: Housing Allocations**Respondent:** Mrs Pauline Barker**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5807; 5808 and 5810.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cj>

5830**Support****Document Element:** HOM1: Housing Allocations**Respondent:** Mrs Sarah Vickers**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5831, 5832 & 5833.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cw>

5706

Support

Document Element: HOM1: Housing Allocations**Respondent:** Carmarthenshire County Council**Summary:**

NB the respondent fully supports the representations submitted by Dr John Studley – Secretary of the Tiryoed Campaign Group, and so the following summary replicates Rep 5202 of Dr Studley:
 Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:
 The removal of this housing allocation is supported on conservation and access restriction grounds.

Change suggested by respondent:

No change in respect of this representation, however attention is drawn to the respondent's other representations: 5707, 5708 & 5709.

Attachments:

rep letter - redacted - <https://carmarthenshire.oc2.uk/a/5dc>

5710

Support

Document Element: HOM1: Housing Allocations**Respondent:** Cllr. Kevin Madge**Summary:**

Support for the removal of Housing allocation SeC10/h4 in Glanamman (in the First Deposit RLDP) from the Second Deposit RLDP:

Change suggested by respondent:

Attention is drawn to the respondent's other representation - 5711 which relates to a reclassification of the site.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dv>
 email - redacted - <https://carmarthenshire.oc2.uk/a/5db>

Object

Summary of representations:

The respondents seek the inclusion of their land within the Revised LDP.

Summary of representation changes to plan:

Include the sites as housing allocations within the Revised LDP.

Response:

The sites have been duly considered in the formulation and preparation of the LDP with the reasons for their non-inclusion set out within the Site Assessment Table. The representations raise no additional points which justify inclusion of the suggested sites. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No action

4927

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Clive Douch**Agent:** Nicole Jones**Summary:**

The representation seeks the inclusion of the rear part of the property called Myrtlebury Farm at Llannon Road, B4306 on the South edge of Pontyberem (candidate site ref: SR/138/004). Amongst other reasons in support of its inclusion the representation notes that the site would help sustain the community; be of modest size; not negatively impact amenity or landscape; and, would not give rise to any highway or utility objections.

Change suggested by respondent:

Include site within the Plan

Attachments:

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/35c>

Representation Form - <https://carmarthenshire.oc2.uk/a/56d>

4928

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Clive Douch**Agent:** Nicole Jones**Summary:**

The representation seeks the inclusion of a field at the rear of Llannon Road, Pontyberem (B4306) (ref: SR/138/006) in the new Local Development Plan. It can be found behind an area of land which has been included the last LDP of a lane serving the Gwendraeth Row development. Amongst other reasons given in support of its inclusion the representation notes that the site would help sustain the community; be of modest size; not negatively impact amenity or landscape; and, would not give rise to any highway or utility objections.

Change suggested by respondent:

Include site in the Plan

Attachments:

ISA and supporting statement - <https://carmarthenshire.oc2.uk/a/35w>

Representation Form - <https://carmarthenshire.oc2.uk/a/56w>

4940

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Clive Douch**Agent:** Nicole Jones**Summary:**

The representation seeks the inclusion of a field along Llannon Road, Pontyberem (B4306) (candidate site ref: SR/138/005), next to the existing row of street fronted dwellings. Amongst other reasons given in support of its inclusion the representation notes that the site would help sustain the community; be of modest size; not negatively impact amenity or landscape; and, would not give rise to any highway or utility objections.

Change suggested by respondent:

Include site in Plan

Attachments:

ISA and supporting statement - <https://carmarthenshire.oc2.uk/a/35y>

Representation Form - <https://carmarthenshire.oc2.uk/a/56x>

4941

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Clive Douch**Agent:** Nicole Jones**Summary:**

The representation seeks the inclusion of a field to the south of the centre of Pontyberem in the new Local Development Plan (candidate site ref. SR/138/009). This parcel of land is north of Gwendraeth Row with direct access. Amongst other reasons given in support of its inclusion the representation notes that the site would help sustain the community; be of modest size; not negatively impact amenity or landscape; and, would not give rise to any highway or utility objections.

Change suggested by respondent:

Include site in Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/35q>

Representation Form - <https://carmarthenshire.oc2.uk/a/56j>

4942

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Clive Douch**Agent:** Nicole Jones**Summary:**

The representation seeks the inclusion of a field right in the centre of Pontyberem in the new Local Development Plan (candidate site ref. SR/138/007). It can be found east of Llannon Road and behind the line of street development to the south of Coalbrook Road. Amongst other reasons given in support of its inclusion the representation notes that the site would help sustain the community; be of modest size; not negatively impact amenity or landscape; and, would not give rise to any highway or utility objections.

Change suggested by respondent:

Include site within Plan

Attachments:

ISA and supporting statement - <https://carmarthenshire.oc2.uk/a/36s>

Representation Form - <https://carmarthenshire.oc2.uk/a/56k>

4652

Object

Document Element: HOM1: Housing Allocations**Respondent:** Miss Joy Richards**Summary:**

Objection to the non-inclusion of land (SR/004/004) within the Revised LDP under Policy HOM1 in Penybanc, Ammanford:

- The site is located on Penybanc Road, with direct access.
- The site does not support habitats for any protected species or wildlife.
- The site is close to many public transport links and amenities.
- Recently built adjacent sites will allow easy access to sewerage, mains water and power lines.
- The site does not overlook any adjacent property or buildings.

Change suggested by respondent:

Include above land for housing in the Revised LDP.

Attachments:

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/544>

4653

Object

Document Element: HOM1: Housing Allocations**Respondent:** Union Tavern Estates**Agent:** Mr Joe Ayoubkhani**Summary:**

Objection to the non-inclusion of land within the Revised LDP under Policy HOM1 for site SR/067/008 in Gorslas: The site is not within or near any statutory cultural heritage, landscape or ecological designations. There are no technical constraints on the site that cannot be overcome or would preclude residential development. It is sustainably located and there are no pre requisite infrastructural requirements to enable it to be developed. It is located within an area where there has been previous, and is existing demand, for residential development.

Change suggested by respondent:

Allocate above land for housing in the Revised LDP.

Attachments:

Map - <https://carmarthenshire.oc2.uk/a/tq4>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/545>

Planning Statement - <https://carmarthenshire.oc2.uk/a/546>

4943

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Clive Douch**Agent:** Nicole Jones**Summary:**

The representation seeks the inclusion of a field in the centre of Pontyberem in the new Local Development Plan (candidate site ref. SR/138/008). This parcel of land is linked to a field in the last LDP. Amongst other reasons given in support of its inclusion the representation notes that the site would help sustain the community; be of modest size; not negatively impact amenity or landscape; and, would not give rise to any highway or utility objections.

Change suggested by respondent:

Include site within the Plan

Attachments:

email - <https://carmarthenshire.oc2.uk/a/363>

Representation Form - <https://carmarthenshire.oc2.uk/a/56z>

5001

Object

Document Element: HOM1: Housing Allocations**Respondent:** Persimmon Homes West Wales**Summary:**

Persimmon Homes are promoting the inclusion of sites SR/067/002 in Gorslas.

It is considered that the future development of the residential site at Gorslas which has been submitted as a Candidate Site would be coherent and consistent with the Local Development Plan vision, objectives, preferred strategy and Deposit Plan Policies.

Change suggested by respondent:

Include site within the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

4654

Object

Document Element: HOM1: Housing Allocations**Respondent:** ms Nicola Kelly**Summary:**

Objection to the non-inclusion of land within the Revised LDP under Policy HOM1 for site SR/062/002 in Foelgastell.

The side access to the lane is more than sufficient for any and all of the heavy plant required to keep the land usable.

There are several small holdings that also require machinery to access the lane and planning has been passed for two detached dwellings past my land.

Delivery vehicles use this lane every day, residents orders , post office, Amazon.

Water is already connected to the lane so would cause minimal disruption to be connected.

Change suggested by respondent:

Include above land for housing within the Revised LDP.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/tq5>

email - <https://carmarthenshire.oc2.uk/a/tq6>

email - <https://carmarthenshire.oc2.uk/a/tq7>

email - <https://carmarthenshire.oc2.uk/a/tq8>

email - <https://carmarthenshire.oc2.uk/a/tqv>

email - <https://carmarthenshire.oc2.uk/a/tqc>

email - <https://carmarthenshire.oc2.uk/a/tqd>

email - <https://carmarthenshire.oc2.uk/a/tqq>

5002

Object

Document Element: HOM1: Housing Allocations**Respondent:** Persimmon Homes West Wales**Summary:**

Persimmon Homes are promoting the inclusion of site SR/069/003 in Fforest (Options 1 & 2) in the Deposit Plan.

It is considered that the future development of the residential site at Fforest which has been submitted as a Candidate Site would be coherent and consistent with the Local Development Plan vision, objectives, preferred strategy and Deposit Plan Policies.

Change suggested by respondent:

Include site within the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

5046

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr A Pritchard**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 in regard to the non allocation of candidate site SR/082/005:

The Alternative Site is well related to the existing defined Development Limits for Llandybie and the settlement's built form as a whole when existing residential development directly to its south and east is taken into consideration. Its position and proposed use therefore represent a natural and logical location for the settlement's expansion, as well as an example of natural rounding-off of the existing built form. The Site is within walking distance of a number of community facilities and local services, including Primary School, Village Hall, Places of Worship and Public Houses.

Change suggested by respondent:

Allocate the alternative site for housing within the settlement of Llandybie.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/39h>

Site Layout - <https://carmarthenshire.oc2.uk/a/5vb>

Site Layout - <https://carmarthenshire.oc2.uk/a/5vc>

Representation Form - <https://carmarthenshire.oc2.uk/a/5vd>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5vw>

4668

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr V R McDonnell**Summary:**

Objection to the exclusion of candidate site ref SR/069/008 within the RLDP under Policy HOM1 in Hendy: The site is located just outside the existing settlement limits with good public transport links (bus stops on Iscoed Road and the proximity of Pontarddulais Train Station) and within close walking distance to several facilities/amenities. It will not give rise to any significant adverse impacts upon the character of the area, local amenities, residential amenity and highway safety whilst providing a significant contribution to the area's housing land supply requirements as well as affordable housing. This submission has assessed the site against established site selection criteria in Planning Policy Wales. It is clear that proposals involving the principle of development for residential uses are compatible with the relevant criteria.

Change suggested by respondent:

Allocate the site for housing within the RLDP.

Attachments:

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/tqq>

Deposit Map - <https://carmarthenshire.oc2.uk/a/3rr>

Candidate Site Supporting Document - <https://carmarthenshire.oc2.uk/a/3rs>

ISA - <https://carmarthenshire.oc2.uk/a/5tm>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/547>

4718

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs A Davies**Petition:** 2 petitioners**Summary:**

Objection to the non-inclusion of candidate site SR/004/009 within the Revised LDP under Policy HOM1 in Penybank, Ammanford:

Our candidate site, that has housing on three sides and all mains services including fast fibre broadband readily available, represents a logical form of infill development at a sustainable location, being only a short walking distance to the community social, retail, commercial, and recreational facilities and also to public transport that regularly links Penybank with the neighbouring hub of Ammanford and the wider area, further increasing the range of services and facilities available to future occupants.

Change suggested by respondent:

Allocate the above site for housing within the Revised LDP under Policy HOM1.

Attachments:

Whole Site (Supporting Statement) - <https://carmarthenshire.oc2.uk/a/3s7>

Whole Site (ISA) - <https://carmarthenshire.oc2.uk/a/3s8>

2 Plots only (Supporting Statement) - <https://carmarthenshire.oc2.uk/a/538>

2 Plots only Representation Form - <https://carmarthenshire.oc2.uk/a/54h>

Whole Site Representation Form - <https://carmarthenshire.oc2.uk/a/54x>

4726

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr David Wyn Jenkins**Summary:**

Objection to the non-inclusion of candidate site SR/009/001 (and additional area to the NW) within the Revised LDP under Policy HOM1 in Blaenau, Ammanford. The LDP does not meet the needs of Blaenau and there is no scope for any new builds in the area. The site is said to be divorced from Blaenau, but is actually within the 'welcome to Blaenau' sign. We were hoping to build on our land so that my wife could be close to her elderly parents. We looking for a single dwelling, with the possibility of maybe more properties being built in the future, such as Affordable housing to enhance Blaenau.

Change suggested by respondent:

Allocate site for housing and include within the development limits for Blaenau.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3sm>

Representation Form - <https://carmarthenshire.oc2.uk/a/54y>

5054

Object

Document Element: HOM1: Housing Allocations**Respondent:** Davies Richards Developers**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of land previously submitted as a candidate site (ref SR/004/022) for future residential development within the settlement of Ammanford/Betws. The Candidate Site comprised of a single existing enclosure and an associated residential property with all boundaries clearly and well defined. The site is within close proximity to a range of community facilities and local services.

Change suggested by respondent:

Include Candidate Site reference SR/004/022 in the Plan

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3vz>

Representation Form - <https://carmarthenshire.oc2.uk/a/5b8>

Transport Statement - <https://carmarthenshire.oc2.uk/a/5b9>

Site Report - <https://carmarthenshire.oc2.uk/a/5bb>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5bc>

Location Plan - <https://carmarthenshire.oc2.uk/a/5bd>

4712

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Derrick Phillips**Petition:** 2 petitioners**Summary:**

Option 1: Land to East of LDP Allocation SC18/H3/ SuV5/h1 (ref: SR/039/004) in Cwmffrwd

- The development opportunities proposed in Cwmffrwd is insufficient to meet an identified need.
- The existing allocation at Maesglasnant is near completion and therefore offers little benefit for the forthcoming development plan period
- The land identified through Options 1- 5 above is deliverable and economically viable.
- The development would provide a range of public benefits through the planning obligations and would assist in sustaining Cwmffrwd as a cluster village.
- The land is relatively sustainable within close access to sustainable modes of transport and a plethora of nearby facilities and services.
- The site has no significant constraints and, notably, is not affected by the phosphate issues that are impacting on other areas covered by the LDP.

Further detail is provided in the submission.

Change suggested by respondent:

Include the site as a residential allocation

Attachments:

Appendices - Maps of options - <https://carmarthenshire.oc2.uk/a/3ry>

ISA form - <https://carmarthenshire.oc2.uk/a/536>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wv>

4713

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Derrick Phillips**Petition:** 2 petitioners**Summary:**

Option 2: Land to South and East of LDP Allocation SC18/H3/ SuV5/h1 (ref: SR/039/003).

- The development opportunities proposed in Cwmffrwd is insufficient to meet an identified need.
- The existing allocation at Maesglasnant is near completion and therefore offers little benefit for the forthcoming development plan period
- The land identified through Options 1- 5 above is deliverable and economically viable.
- The development would provide a range of public benefits through the planning obligations and would assist in sustaining Cwmffrwd as a cluster village.
- The land is relatively sustainable within close access to sustainable modes of transport and a plethora of nearby facilities and services.
- The site has no significant constraints and, notably, is not affected by the phosphate issues that are impacting on other areas covered by the LDP.

Further detail is provided in the submission.

Change suggested by respondent:

- Include the site as a residential allocation

Attachments:

Appendices - Maps of options - <https://carmarthenshire.oc2.uk/a/3ry>

ISA form - <https://carmarthenshire.oc2.uk/a/536>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wv>

4714

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr Derrick Phillips

Petition: 2 petitioners

Summary:

Option 3: Land North East of LDP Allocation SC18/H3/ SuV5/h1 (ref: AS2/039/001)

- The development opportunities proposed in Cwmffrwd is insufficient to meet an identified need.
- The existing allocation at Maesglasnant is near completion and therefore offers little benefit for the forthcoming development plan period
- The land identified through Options 1- 5 above is deliverable and economically viable.
- The development would provide a range of public benefits through the planning obligations and would assist in sustaining Cwmffrwd as a cluster village.
- The land is relatively sustainable within close access to sustainable modes of transport and a plethora of nearby facilities and services.
- The site has no significant constraints and, notably, is not affected by the phosphate issues that are impacting on other areas covered by the LDP.

Further detail is provided in the submission.

Change suggested by respondent:

- Include the site as a residential allocation

Attachments:

Appendices - Maps of options - <https://carmarthenshire.oc2.uk/a/3ry>

ISA form - <https://carmarthenshire.oc2.uk/a/536>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wv>

4715

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr Derrick Phillips

Petition: 2 petitioners

Summary:

Option 4: Land North-East and East of LDP Allocation SC18/H3/ SuV5/h1 Ref: AS2/039/002)

- The development opportunities proposed in Cwmffrwd is insufficient to meet an identified need.
- The existing allocation at Maesglasnant is near completion and therefore offers little benefit for the forthcoming development plan period
- The land identified through Options 1- 5 above is deliverable and economically viable.
- The development would provide a range of public benefits through the planning obligations and would assist in sustaining Cwmffrwd as a cluster village.
- The land is relatively sustainable within close access to sustainable modes of transport and a plethora of nearby facilities and services.
- The site has no significant constraints and, notably, is not affected by the phosphate issues that are impacting on other areas covered by the LDP.

Further detail is provided in the submission.

Change suggested by respondent:

Include the site as a residential allocation

Attachments:

Appendices - Maps of options - <https://carmarthenshire.oc2.uk/a/3ry>

ISA form - <https://carmarthenshire.oc2.uk/a/536>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wv>

4716

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Derrick Phillips**Petition:** 2 petitioners**Summary:**

Option 5: Land North-East, East and South of LDP Allocation SC18/H3/ SuV5/h1 (ref SR/039/002)

- The development opportunities proposed in Cwmffrwd is insufficient to meet an identified need.
- The existing allocation at Maesglasnant is near completion and therefore offers little benefit for the forthcoming development plan period
- The land identified through Options 1- 5 above is deliverable and economically viable.
- The development would provide a range of public benefits through the planning obligations and would assist in sustaining Cwmffrwd as a cluster village.
- The land is relatively sustainable within close access to sustainable modes of transport and a plethora of nearby facilities and services.
- The site has no significant constraints and, notably, is not affected by the phosphate issues that are impacting on other areas covered by the LDP.

Further detail is provided in the submission.

Change suggested by respondent:

Include the site as a residential allocation

Attachments:

Appendices - Maps of options - <https://carmarthenshire.oc2.uk/a/3ry>

ISA form - <https://carmarthenshire.oc2.uk/a/536>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wv>

4826

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Darren Price**Summary:**

Whilst supportive of the LDP generally, as councillor for the Gorslas ward I have received representations from Mr Davies of Rosebank, Heol y Foel, Foelgastell concerning land behind his property. The land in question was submitted as a candidate site during the first Deposit plan, reference number SR/062/006. The site has not been included within the second draft deposit plan, and Mr Davies would like to see this reviewed.

I would be prepared to support the inclusion of the land and for the development limits at the north/eastern side of Heol y Foel to be extended accordingly.

Change suggested by respondent:

Include the site in the Plan

Attachments: None

4899

Object

Document Element: HOM1: Housing Allocations**Respondent:** West Wales Developments Ltd**Petition:** 2 petitioners**Summary:**

Seeks the inclusion of site SR/149/008 as a housing site in Saron, Ammanford. Previously, planning has been refused on the grounds that 'Inclusion of the site would result in an illogical extension to the settlement limits' but due to the recent development of Parc Y Mynydd we believe it would serve as a continuation of housing for the local area. In support of the site's inclusion the representation notes that there is a shortage of housing in the area, limited housing opportunities for first time buyers, a lack of small scale development and self-build plots.

Change suggested by respondent:

Include site in the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/34v>

Representation Form - <https://carmarthenshire.oc2.uk/a/55m>

4827

Object

Document Element: HOM1: Housing Allocations**Respondent:** West Wales Developments Ltd**Summary:**

The representation seeks the inclusion of SR/132/003 in Penygroes. Previously, planning has been refused on the grounds that 'Inclusion of the site would result in an illogical extension to the settlement limits' however recent planning permission for the old sawmill land (Cwrt Y Ffynnon) would result in a continuation of housing for the local area. In support of the site's inclusion the representation notes that there is a shortage of housing in the area, limited housing opportunities for first time buyers, a lack of small scale development and self-build plots.

Change suggested by respondent:

Change to the plan by including this site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/339>

Aerial map - <https://carmarthenshire.oc2.uk/a/33v>

Representation Form - <https://carmarthenshire.oc2.uk/a/55v>

5061

Object

Document Element: HOM1: Housing Allocations**Respondent:** Davies Richards Developers**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 in regard to the non allocation of candidate site (SR/082/012) within Llandybie:
 The site would serve the settlement of Llandybie and the surrounding area of the associated Principal Centre (Cluster 3). The Site comprises of a series of existing enclosures, with vehicular access gained directly off Blaneau Road, which runs along its northern boundary. From a locational perspective, the site is also within close proximity to the range of community facilities and local services the adjoining settlement and surrounding area has to offer, as well as being in close proximity to a number of well served bus stops that provide access to those services and facilities found in the wider region.

Change suggested by respondent:

Allocate site for housing within the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3bg>

Transport Statement - <https://carmarthenshire.oc2.uk/a/5fq>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/5gr>

Representation Form - <https://carmarthenshire.oc2.uk/a/5gt>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5gc>

Proposed site plan - <https://carmarthenshire.oc2.uk/a/5gf>

Site location plan - <https://carmarthenshire.oc2.uk/a/5gg>

4903

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Richard Lewis**Agent:** JMS Planning & Development Ltd**Summary:**

We object to the omission of site SR/040/002 - Land at Blaengwili off Heol y Deri in Cwmgwili for residential development. The development provides a perfectly logical extension of the urban form within close proximity to all services and located within a sustainable location.

Change suggested by respondent:

We propose that the land put forward as part of this objection is included within the boundary line for up to 4 dwellings to allow future growth within Cwmgwili for the reasons stated within the covering letter.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/34g>

Street View - <https://carmarthenshire.oc2.uk/a/34x>

Street View - <https://carmarthenshire.oc2.uk/a/34j>

letter - redacted - <https://carmarthenshire.oc2.uk/a/6gc>

4953

Object

Document Element: HOM1: Housing Allocations**Respondent:** John Price**Summary:**

Dydw i ddim yn teimlo bod y sir wedi gwneud digon o ymdrech i ddiogelu'r iaith Cymraeg. Wrth edrych ar y data o'r proffil oedran trigolion sy'n siarad Cymraeg sy'n symud allan o'r sir a ddim yn dod 'nôl. Mae'r cynllun rwy'n rhoi o flaen y sir heddiw yn gwneud cyfraniad sylweddol i wella'r sefyllfa er mwyn diogelu'r iaith i'r genhedlaeth nesaf. Mae safle yn cael ei gyflwyno ar gyfer defnydd preswyl arfaethedig yng Ngorslas yn y CDLI (SR/067/001).

I don't feel that the County has made enough effort to protect the Welsh language. Looking at the age profile data of residents that speak Welsh that are moving out of the County that don't return. The plan I am putting before the County today makes an important contribution to improve the situation to protect the language for the next generation. A site is put forward for proposed residential use in the LDP in Gorslas (SR/067/001).

Change suggested by respondent:

Mae angen gwella darpariaeth o dai fforddiadwy i ddenu trigolion ifanc sy'n siarad Cymraeg nol i'r sir er mwyn diogelu'r iaith Gymraeg ar gyfer y dyfodol. Cynnwys y safle fel dyranniad preswyl.

There is a need to improve provision of affordable housing to attract young Welsh-speaking residents to the county to future-proof the Welsh language. Include the site as a housing allocation.

Attachments:Presentation - <https://carmarthenshire.oc2.uk/a/36d>ISA / Proposal details - <https://carmarthenshire.oc2.uk/a/36w>Location Plan - <https://carmarthenshire.oc2.uk/a/36f>Representation Form - <https://carmarthenshire.oc2.uk/a/6wq>

5063

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs D Rourke**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

The Representation seeks the inclusion of a site previously proposed as a candidate site (ref. SR/132/008) in Penygroes for future residential development. The site is within close proximity of the range of community facilities and local services the settlement has to offer and adjoins a site previously developed by the site proponent.

Change suggested by respondent:

Include site within the Plan

Attachments:Indicative site layout - <https://carmarthenshire.oc2.uk/a/3bm>Location Plan - <https://carmarthenshire.oc2.uk/a/3by>Representation Form - <https://carmarthenshire.oc2.uk/a/5pg>Candidate Site Report - <https://carmarthenshire.oc2.uk/a/5ph>Supporting Document - <https://carmarthenshire.oc2.uk/a/5px>

5078

Object

Document Element: HOM1: Housing Allocations**Respondent:** Card Property Development**Agent:** Evans Banks Planning Limited**Summary:**

Seeks inclusion of the site (SR/075/002) in Laugharne for the purposes of residential development in the forthcoming replacement Carmarthenshire Local Development Plan (LDP). Respondent cites things such as the sites suitability within the settlement, ecological considerations and viability.

Change suggested by respondent:

Include site within the Plan

Attachments:

map - <https://carmarthenshire.oc2.uk/a/3w7>

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3w9>

Representation Form - <https://carmarthenshire.oc2.uk/a/65r>

Supported Letter - <https://carmarthenshire.oc2.uk/a/65s>

5084

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr M Jones**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of candidate site SR/080/002 for residential purposes in Llandeilo.

The Site is well related to the existing settlement of Llandeilo. This is best appreciated from an aerial photograph included with the representation, which illustrates the close proximity of the site (edged red) to existing residential and commercial development.

The site is almost surrounded by existing non-agricultural land uses and so forms a logical extension and addition to the wider urban form. From an accessibility perspective, the site is within short walking distance of a number of the Town's community facilities and local services, as well as well served bus stops. The allocation of the Candidate Site would not only represent a logical addition to the existing urban form, but would also represent a sustainable form of development.

Change suggested by respondent:

Include Candidate Site SR/080/002 within the Revised Local Development Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3wh>

Block Plan - <https://carmarthenshire.oc2.uk/a/3wj>

Representation Form - <https://carmarthenshire.oc2.uk/a/5hg>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5hh>

Candidate Site letter - <https://carmarthenshire.oc2.uk/a/5hx>

4904

Object

Document Element: HOM1: Housing Allocations**Respondent:** West Wales Developments Ltd**Petition:** 2 petitioners**Summary:**

Seeks the inclusion of site SR/132/003 in Penygroes. Previously, planning has been refused on the grounds 'Inclusion of the site would result in an illogical extension to the settlement limits' but due to recent and continuing planning consent on the old sawmill land (Cwrt Y Ffynnon), we believe it would serve as a continuation of housing for the local area.

Insufficient allocations have been given to new builds in the area and the county as a whole for the following reasons:

1. Estate agents state a serious shortage of domestic property for sale.
2. CCC company purchases any new first time buyer housing stock which has impacted on opportunities for first time buyers.
3. A lack of small scale development sites or self build plots.
4. The emphasis on large development sites makes for inferior housing stock in the area for the future.
5. The emphasis on social housing, where there is often not the demand from local people.
6. The eco houses recently built in the area are not a suitable or in-keeping with the surrounding housing environment and are not built to last.

We believe that there is much scope for improvement of the current LDP to include sites such as ours, to build quality housing for our community.

Change suggested by respondent:

Allocate site within Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/34z>

Location Plan - <https://carmarthenshire.oc2.uk/a/34m>

Representation Form - <https://carmarthenshire.oc2.uk/a/56r>

5087

Object

Document Element: HOM1: Housing Allocations

Respondent: Landview Developments -

Agent: Evans Banks Planning Limited

Summary:

Objection to Policy HOM1 in regard to the non allocation of candidate site (SR/159/007) for residential development within the Revised LDP in Tycroes:

This Representation has sought to examine the Council's reasons for non-allocation of a Candidate Site. It has successfully addressed the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable and that the Council's assessment of the Alternative Strategic Site was flawed. We therefore respectfully request that this Representation be given careful examination, and consequently the land in question be allocated for residential development as part of the Carmarthenshire Local Development Plan to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Allocate the site for residential development in the Revised LDP.

Attachments:

Indicative Masterplan - <https://carmarthenshire.oc2.uk/a/3f5>

ISA - <https://carmarthenshire.oc2.uk/a/3f6>

Location Plan. - <https://carmarthenshire.oc2.uk/a/3f9>

email - <https://carmarthenshire.oc2.uk/a/3fc>

Representation Form - <https://carmarthenshire.oc2.uk/a/65t>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/653>

Candidate Site Supporting Statement - <https://carmarthenshire.oc2.uk/a/654>

Coal Mining Hazard Assessment - <https://carmarthenshire.oc2.uk/a/659>

5023

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs O'Shea**Agent:** Mr John Davis**Petition:** 2 petitioners**Summary:**

This proposed site (SR/148/001) in Saron, Llangeler is similar in environs context to housing allocations SuV33/h1 & SuV35/h1 as a green field site opposite existing dwellings with the exception of being closer to amenities. Within Tier 3 - Sustainable Villages - Cluster 4 of the Second Deposit Revised LDP there are 11 new units within this plan area to date and this amount of housing allocation is unlikely to satisfy the need for housing for the local community. Evidence within this assessment demonstrates this candidate site is within an existing sustainable settlement area, it meets all sustainable requirements as set out within the Planning Policy Wales framework for homes to be constructed within an existing sustainable built environment and community. Development of the site would not have a detrimental impact on the character and setting of the settlement.

Change suggested by respondent:

Amend Plan to include the site.

Attachments:

Dwr Cymru Plan - <https://carmarthenshire.oc2.uk/a/38s>

Dwr Cymru Plan - <https://carmarthenshire.oc2.uk/a/38t>

Location Plan - <https://carmarthenshire.oc2.uk/a/384>

Location Plan - <https://carmarthenshire.oc2.uk/a/385>

Representation Form - <https://carmarthenshire.oc2.uk/a/58b>

Sustainable Appraisal - <https://carmarthenshire.oc2.uk/a/58c>

Block Plan - <https://carmarthenshire.oc2.uk/a/58d>

Plan layout - <https://carmarthenshire.oc2.uk/a/58g>

Topographic - <https://carmarthenshire.oc2.uk/a/58x>

5065

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs Evans**Agent:** Aled Thomas Planning Design Ltd**Petition:** 2 petitioners**Summary:**

Object to the non-inclusion of the candidate site SR/083/002 in Llandyfaelog.

This site is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3ct>

Representation Form - <https://carmarthenshire.oc2.uk/a/5pk>

5093

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr G Green**Agent:** Evans Banks Planning Limited**Summary:**

Respondent seeks the inclusion of site SR/080/007 in Ffairfach. Having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, its delivery if allocated is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable candidate for future housing development.

In view of the above and information provided in this Statement, it is respectfully requested that the Candidate Site in question be designated for residential development.

Change suggested by respondent:

Include site within the Plan

Attachments:

Transport Statement - <https://carmarthenshire.oc2.uk/a/3gr>

Sustainable Appraisal - <https://carmarthenshire.oc2.uk/a/3g3>

Map - <https://carmarthenshire.oc2.uk/a/3g5>

Representation Form - <https://carmarthenshire.oc2.uk/a/65f>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/65g>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/65h>

5104

Object

Document Element: HOM1: Housing Allocations**Respondent:** Dr A Thomas**Agent:** Evans Banks Planning Limited**Summary:**

The respondent seeks the inclusion of a site (SR/148/002) as a housing allocation under Policy HOM1 in Saron, Llangeler.

The site comprises of a series of enclosures, with its south western boundary fronting onto the adjoining public highway (A484), from which access to the site is gained. Its remaining boundaries are as equally well defined through a combination of established field boundaries and residential properties.

The site was submitted as a candidate site and the reasons given for it's omission are debated in the full submission concluding that the site's exclusion to be an illogical and erroneous decision by the Council.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Foul Water Drainage Strategy - <https://carmarthenshire.oc2.uk/a/3h9>

ISA - <https://carmarthenshire.oc2.uk/a/3hc>

Site location plan - <https://carmarthenshire.oc2.uk/a/3hw>

Candidate Site letter - <https://carmarthenshire.oc2.uk/a/5qj>

Representation Form - <https://carmarthenshire.oc2.uk/a/5qk>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5qz>

5066

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr R Owen**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to Policy HOM1 in regard to the non allocation of candidate site SR/018/002 in Capel Hendre:
 The allocation of this site would be in line with established planning principles (i.e. not lead to the coalescence of settlements) and be consistent with it and the assessment approach of the Council in relation to proposed allocations. On the basis of the above, we consider the sites exclusion to be an illogical and erroneous decision by the Council and consider therefore that the LDP as it stands is "unsound" and fails to meet the required Tests of Soundness.

Change suggested by respondent:

Allocate the above site for housing within the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3c6>

Site Plan & Layout - <https://carmarthenshire.oc2.uk/a/3c7>

Representation Form - <https://carmarthenshire.oc2.uk/a/5pz>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/5pm>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5pn>

5108

Object

Document Element: HOM1: Housing Allocations**Respondent:** N/A Trustees of Highmead Estate**Agent:** Evans Banks Planning Limited**Summary:**

The inclusion of site SR/109/005 in Llanybydder is sought as a housing allocation under Policy HOM1. A Candidate Site was submitted and forms a logical extension opportunity. A detailed site analysis has been provided in the full submission and the reasons for the site's non-inclusion is disputed in detail.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/3hk>

ISA - <https://carmarthenshire.oc2.uk/a/3hn>

Plot Layout 2018 version - <https://carmarthenshire.oc2.uk/a/3hp>

Representation Form - <https://carmarthenshire.oc2.uk/a/5qy>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/5qp>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5qq>

5109

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr N Richards**Agent:** Evans Banks Planning Limited**Summary:**

This Representation seeks the inclusion of a site previously submitted as a Candidate Site (site ref.SR/138/010) for future residential development in Pontyberem. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Include site in Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3xs>

Site Layout - <https://carmarthenshire.oc2.uk/a/3x3>

Representation Form - <https://carmarthenshire.oc2.uk/a/6rr>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/6rs>

Submission attachment - <https://carmarthenshire.oc2.uk/a/6rt>

5125

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr C Jenkins**Agent:** Evans Banks Planning Limited**Summary:**

Seeks the inclusion of a site as a housing allocation under Policy HOM1 in Llanfihangel-ar-Arth. The site (SR/088/003) was submitted under the call for sites. The Candidate Site comprised of a single enclosure, with its eastern boundary fronting onto the adjoining public highway, from which access to it was gained. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Include site within the Plan

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3jt>

Representation Form - <https://carmarthenshire.oc2.uk/a/5n3>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5n4>

Drainage Strategy Plan - <https://carmarthenshire.oc2.uk/a/5n5>

Land at Llanfihangel - <https://carmarthenshire.oc2.uk/a/5n6>

Cover letter - <https://carmarthenshire.oc2.uk/a/5n7>

Map - <https://carmarthenshire.oc2.uk/a/5n9>

5133

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr David Jones**Petition:** 2 petitioners**Summary:**

Objection to the deallocation of Current LDP allocation SC18/h4 - Land between Ffrwdwen and St Annes Avenue, Cwmffrwd. A detailed case for the continued allocation of the site is presented which considers matters including limited options for development in the settlement, access, footpath links, environmental matters, utilities and community benefits.

Change suggested by respondent:

Include site within the Plan

Attachments:

ISA form - <https://carmarthenshire.oc2.uk/a/5sp>

Representation Form - <https://carmarthenshire.oc2.uk/a/5nj>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5nk>

5097

Object

Document Element: HOM1: Housing Allocations**Respondent:** Landview Developments -**Agent:** Evans Banks Planning Limited**Summary:**

This Representation seeks the inclusion of land previously submitted as a Candidate Site (site ref. SR/004/032) in Saron, Ammanford for future residential development. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. The site has a developed appearance due to its historic use as a construction compound and is within close proximity to the range of community facilities and local services in the settlement.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/3gh>

ISA - <https://carmarthenshire.oc2.uk/a/3gj>

Site Layout - <https://carmarthenshire.oc2.uk/a/3gm>

Representation Form - <https://carmarthenshire.oc2.uk/a/66f>

Objection Statement - <https://carmarthenshire.oc2.uk/a/676>

Candidate Site Submission 2018 - <https://carmarthenshire.oc2.uk/a/677>

5120

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Samantha Brunell**Agent:** Aled Thomas Planning Design Ltd**Summary:**

This site (SR/147/001) in Salem, is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people. In a climate where there are not enough housing available, it is considered that the authority should re-asses their assessment of this site and consider it's inclusion due to the land owners being keen in developing the land.

Change suggested by respondent:

Include site within the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3xj>

Map - <https://carmarthenshire.oc2.uk/a/3xk>

Representation Form - <https://carmarthenshire.oc2.uk/a/5hw>

5146

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms & Mr England & Davies**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

The representation seeks the inclusion of a site previously submitted as a Candidate Site (site referenced SR/149/010) for future residential development in Saron, Ammanford. The representation notes that the currently proposed allocations put forward by the 2nd Deposit LDP are undeliverable. The proposed candidate site is well defined with existing residential development to its north, east and to a degree west. The site is also within close proximity to the range of community facilities and local services the settlement has to offer.

Change suggested by respondent:

Amend the plan to include the site

Attachments:

Transport Statement - <https://carmarthenshire.oc2.uk/a/3kv>

ISA - <https://carmarthenshire.oc2.uk/a/3kd>

Site layout - <https://carmarthenshire.oc2.uk/a/3kg>

Location Plan - <https://carmarthenshire.oc2.uk/a/3kh>

Candidate Site Submission 2018 - <https://carmarthenshire.oc2.uk/a/67d>

Representation Form - <https://carmarthenshire.oc2.uk/a/67w>

Objection Statement - <https://carmarthenshire.oc2.uk/a/67f>

First Deposit Submission - <https://carmarthenshire.oc2.uk/a/67g>

5126

Object

Document Element: HOM1: Housing Allocations**Respondent:** C, J & J Wilson, Griffith & Jenkins**Agent:** Aled Thomas Planning Design Ltd**Petition:** 3 petitioners**Summary:**

This site – land to the north-east of Ael y Bryn, Carmarthen (SR/021/018) is sought for inclusion as a housing allocation under Policy HOM1. The site is on the edge of the settlement and adjoins the development limits. A detailed site analysis is provided which concludes that it's inclusion is suitable, the analysis considers the site against the site assessment methodology, viability, accessibility and the sustainability of the site.

Change suggested by respondent:

Include site within the plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3j7>

Representation Form - <https://carmarthenshire.oc2.uk/a/5nv>

5148

Object

Document Element: HOM1: Housing Allocations**Respondent:** David Paynter**Summary:**

Objection to the non inclusion of the whole of candidate site SR/067/004 for housing within the Revised LDP (note that part of the proposed site lies within the development limits for Gorslas). The Local Planning Authority have not previously questioned the sustainability of the site's location, and Gorslas in itself is a bustling community, effectively extending from Cross Hands (immediately to the south), but with its own identity. Extensive employment, retail and social activities are within cycling/walking distance, as are the local primary and comprehensive schools and local playground, whilst a number of local bus routes traverse Cefneithin Road and Cross Hands Road.

Change suggested by respondent:

Allocate the whole of candidate site SR/067/004 for housing within the Revised LDP.

Attachments:

Candidate Site Submission - <https://carmarthenshire.oc2.uk/a/3zt>

Site Layout - <https://carmarthenshire.oc2.uk/a/3z4>

Transport Statement - <https://carmarthenshire.oc2.uk/a/3z5>

Biodiversity Appraisal - <https://carmarthenshire.oc2.uk/a/3z6>

Evaluation of Proposal - <https://carmarthenshire.oc2.uk/a/3z9>

ISA - <https://carmarthenshire.oc2.uk/a/3zd>

Location Plan - <https://carmarthenshire.oc2.uk/a/67y>

Ecological Survey Letter - <https://carmarthenshire.oc2.uk/a/67p>

Drainage Strategy - <https://carmarthenshire.oc2.uk/a/68r>

Site Abnormals - <https://carmarthenshire.oc2.uk/a/68t>

Marketing Review - <https://carmarthenshire.oc2.uk/a/683>

Marketing Review - <https://carmarthenshire.oc2.uk/a/687>

5129

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Paul Davies**Summary:**

Request the inclusion of the site (SR/086/007) in Bryn, Llanelli within the Plan.

The request is based on the fact that a number of opportunities to dispose of this land to developers for residential development have failed for reasons entirely beyond our control. I attach three pages (Document1) which provide an explanation of what has happened in each interest and it is felt that reinstatement of our land into the LDP will provide assurance and help progress matters with these developers.

Change suggested by respondent:

Include site within the Plan

Attachments:

Map - <https://carmarthenshire.oc2.uk/a/3jc>

Representation Form - <https://carmarthenshire.oc2.uk/a/5nd>

5150

Object

Document Element: HOM1: Housing Allocations**Respondent:** David Paynter**Summary:**

Objection to the non inclusion of part of candidate site SR/132/007 for housing within the Revised LDP under Policy HOM1 (note that the access road to the proposed allocation is within the development limits for Penygroes). The site abuts the existing built form, and adjacent to the main highway axis through Penygroes. The Transport Statement, the Biodiversity Appraisal and checklist, and the Drainage Strategy, all of which are submitted with this representation, all indicate that there are no issues which would prevent development.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

Candidate Site Submission - <https://carmarthenshire.oc2.uk/a/3zg>

Site Location Plan - <https://carmarthenshire.oc2.uk/a/3zh>

Application Site Area - <https://carmarthenshire.oc2.uk/a/3zx>

Transport Statement - <https://carmarthenshire.oc2.uk/a/3zj>

Marketing - <https://carmarthenshire.oc2.uk/a/3zp>

ISA - <https://carmarthenshire.oc2.uk/a/3zq>

site valuation - redacted - <https://carmarthenshire.oc2.uk/a/6fy>

drainage strategy - redacted - <https://carmarthenshire.oc2.uk/a/6fp>

5155

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr K Thomas**Agent:** Evans Banks Planning Limited**Summary:**

Seeks the inclusion of a site as a housing allocation under Policy HOM1 in Capel Iwan. The site (SR/019/007) was submitted under the call for sites. The Candidate Site comprises a rectangular-shaped grazing paddock set off the western flank of the minor road that runs north to south from the centre of the village of Capel Iwan. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement hierarchy and the anticipated rate of delivery outlined within the Plan's housing trajectory.

Change suggested by respondent:

Include Candidate Site SR/019/007 within the Revised LDP.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/3mv>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3mb>

Representation Form - <https://carmarthenshire.oc2.uk/a/688>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/689>

5188

Object

Document Element: HOM1: Housing Allocations**Respondent:** Miss V. Davies, Mrs A. Davies Mr & Mrs E. Jones & Mr & Mrs J. Davies**Agent:** Evans Banks Planning Limited**Petition:** 4 petitioners**Summary:**

Objection to Policy HOM1 in regard to the non allocation of a site (SR/082/002) at Waunfarlais Road, Ammanford / Llandybie:

This Representation to the Deposit Draft of the Revised LDP has sought to examine the Council's reasons for non-inclusion of a Candidate Site. It has successfully addressed two technical issues. The new dwellings' occupants will be able to access the A483 Ammanford Road via Aberlash Road where the NRW have embarked upon a series of flood prevention measures, with the aim to lessen the effects of fluvial flooding upon the locality. The site itself nevertheless remains flood-free. Our clients' proposals will be compatible with existing and proposed development along both flanks of Waunfarlais Road, and thus ensuring that future development respects the character and setting of the locality.

Change suggested by respondent:

Include the site for housing within the Revised LDP.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/3yg>

ISA - <https://carmarthenshire.oc2.uk/a/3yh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69s>

supporting letter - redacted - <https://carmarthenshire.oc2.uk/a/69t>

5192

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Bryn Jones**Agent:** Asbri Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to Policy HOM1 in regard to the non allocation of a site at Bryngwili Road, Cross Hands (part candidate site SR/031/008):

The allocation of the site will assist in ensuring the adequate delivery of housing in Cross Hands, with most of the housing allocations within the deposit LDP having already been developed, therefore there is an additional need for housing in the area. The scale and nature of this site would be attractive to house builders, which would facilitate delivery in the short to medium term. The land owners have stated that they are keen for the site to be developed in the short term, with a contractor in place to start building, along with an estate agent that has clients ready to purchase. The southern end of the site lies within the development limits of the deposit plan, however this submission requests that the boundary is extended further north.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68j>

report - redacted - <https://carmarthenshire.oc2.uk/a/6gr>

5202

Object

Document Element: HOM1: Housing Allocations**Respondent:** Aled & Sarah Jones**Petition:** 2 petitioners**Summary:**

The LDP does not provide enough smaller sites within the Carmarthen town area and relies on larger sites to meet housing needs. Detailed information is provided to support the need for smaller sites. Candidate Site SR/021/021 (Land off Trevaughan Road) is proposed to meet this need, and a report is provided detailing the reasons for it's inclusion.

It addresses all the issues of deliverability such as ecology, highways, drainage, utilities, flooding etc. The candidate site is solely owned (freehold) by ourselves, with there being no impediment to bring forward this parcel of land for residential development, and for it to be completed within the LDP period.

The candidate site is right on the outskirts of the current development plan, and the site represents a logical extension to the settlement pattern, in a sustainable location, adjacent to a key settlement in a marketable location.

Change suggested by respondent:

Include the site within the Plan

Attachments:

ISA form - <https://carmarthenshire.oc2.uk/a/5tf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/67q>

report - redacted - <https://carmarthenshire.oc2.uk/a/6gs>

5203**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Mr & Mrs Harries & Sainty**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

The representation objects to the omission of candidate site SR/067/012 from being allocated for housing under policy HOM1 in the settlement of Gorslas. A small part of the candidate site is included within the development limits, however, the representation seeks the inclusion of the whole site.

There are little signs within the immediate locality of properties for second sale, and no evidence of undeveloped land available within this part of the settlement limits, which is a strong indicator of a healthy property market at Gorslas. Consequently, it is a location where housing proposals are deliverable, assisting to meet housing needs in this part of Cross Hands.

Change suggested by respondent:

Amend the plan to include the site

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/3py>

ISA - <https://carmarthenshire.oc2.uk/a/3pq>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/575>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/576>

5204**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Mr & Mr D & P Sims & Cromwell**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to Policy HOM1 in regard to the non inclusion of candidate site (SR/135/003) for housing in the Revised LDP in Pontargothi:

Our clients have illustrated that their indicative proposals to construct a total of 30 bungalows will not appear at odds to the prevailing spatial pattern of development in Pontargothi. The locality has numerous examples of modern cul-de-sac development being completed at backland / edge of settlement locations, which in turn, advocates that the form of development proposed at the land adjoining the Memorial Hall is no different, resulting in it being respectful to the character and setting of the locality.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/3qs>

ISA - <https://carmarthenshire.oc2.uk/a/3q3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/67m>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/67n>

5206

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs P & J Knight**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Objection to the omission of candidate site SR/159/008 in Tycroes from being allocated for housing under HOM1.

Our clients have illustrated that their indicative proposals to construct circa 13-15 dwellinghouses as a second phase to the former commercial yard re-development will not appear at odds to the prevailing spatial pattern of development in Tycroes and Saron. The locality has numerous examples of modern cul-de-sac development being completed at backland locations, which in turn, advocates that the form of development proposed at Hendre Road is no different, resulting in it being respectful to the character and setting of the locality.

We respectfully request that this Representation be given careful examination, and consequently the defined settlement limits of this part of Tycroes realigned to include the Representation Site, as a Residential Allocation in the Proposals Map of the adopted Local Development Plan.

Change suggested by respondent:

Include Candidate Site reference SR/159/008 as an allocation in the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/3qv>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3qb>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/67x>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/67j>

5217

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr K Davies**Agent:** Evans Banks Planning Limited**Summary:**

Although currently undeveloped, the Alternative Site (SR/075/002) in Laugharne forms a logical extension to an existing settlement, being well related to it and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. In addition to the above, the site lies within close proximity and walking distance of the existing community services and local facilities of the adjoining settlement, which will ensure it makes a positive contribution to both national and local sustainable development objectives.

Change suggested by respondent:

Amend the Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4rt>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/67r>

transport statement - redacted - <https://carmarthenshire.oc2.uk/a/67s>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/67t>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6wd>

5218

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Gwyn Davies**Agent:** Gerald Blain Associates**Summary:**

Objects to Policy HOM1 and seeks to include SR/065/001 in Glandy Cross within the rLDP. The respondent cites the comments made by the Local Authority in the site assessment. They refute the comments citing that the linear / ribbon development aspect of the site is outweighed by the opportunity the site brings. They go on to mention that the site is in a great location and is suitable for development and that it poses no road safety issues.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4r5>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66q>

5229

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr A Hughes**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of a site for future residential development which was previously submitted as a candidate site (site ref. SR/158/008) in Tumble. The Site currently consists of two parcels of poor quality agricultural land, with all their boundaries well defined by a mix of mature hedgerows and stock proof fencing (east and west), together with domestic and commercial fencing (north and south). The Site is well related to the existing defined Development Limits for Upper Tumble and the settlement's built form as a whole when existing development is taken into consideration. Its position and proposed use therefore represents a natural and logical location for the settlement's expansion.

Change suggested by respondent:

Include site within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4rm>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/668>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/669>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6ww>

5240

Object

Document Element: HOM1: Housing Allocations**Respondent:** James George**Agent:** Peter Canavan**Summary:**

The representation seeks the allocation of the site previously submitted as a candidate site (site ref.SR/114/001) in Milo for residential development. The site provides a valuable opportunity to deliver new homes in a rural hinterland which supports an overall network of social and economic growth.

Change suggested by respondent:

We are pleased to have had the opportunity to comment on the 'Carmarthenshire County Council Second Deposit Revised Local Development Plan.' We support the general vision, and approach of the LDP but suggest that some flexibility and room for judgement must be retained to allow for the continued vitality of some of the more rural parts of the county.

"Llwyndu" Land at Milo should be allocated for development to provide some confidence that local housing needs will be met. However, failing that the site is capable of providing a reasonable 'windfall' development as infill.

As has been demonstrated above, the site (SR/114/001) constitutes a suitable and sustainable form of development within the settlement of Milo.

Overall, it is considered that the site (SR/114/001) constitutes the only suitable and sustainable Candidate Site within Milo for residential development. The site is capable of mirroring the linear form of development that exists along the main road through Milo, and would therefore be a logical means of increasing housing within this sustainable community (as promoted through proposed Policy SP3 Local Development Plan).

Attachments:

cover letter- redacted - <https://carmarthenshire.oc2.uk/a/57g>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57h>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57x>

5248

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr O Evans**Agent:** Evans Banks Planning Limited**Summary:**

Our clients made a formal Candidate Site Submission in August 2018, which was referenced SR/078/004, seeking inclusion of their land for future residential development within the defined settlement limits of Llanddarog within the Replacement Local Development Plan.

Our clients have illustrated that their indicative proposals to construct a total of 29 dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Llanddarog. The locality has numerous examples of modern cul-de-sac development being completed at backland / edge of settlement locations, which in turn, advocates that the form of development proposed at Penllwynio Farm is no different, resulting in it being respectful to the character and setting of the locality. The Council have already acknowledged that a backland site is suitable at this location in Llanddarog, our clients merely suggest that it be enlarged to encompass all the level field to a parallel position with the Brynhyfryd estate.

Change suggested by respondent:

Include Candidate Site reference SR/078/004 within the Revised Local Development Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4t3>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4t4>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64g>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64h>

5251

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs J. T. J. & C.W. Davies**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of part of SR/058/003 as a HOM1 site in Ferryside (New map reference AS2/058/001).

This Representation to the Second Deposit Draft of the Revised LDP has sought to examine the Council's reasons for non-inclusion of all the Candidate Site.

Our clients have illustrated that their indicative proposals to construct a total of 23 dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Ferryside. The locality has numerous examples of modern cul-de-sac development being completed at backland / edge of settlement locations, which in turn, advocates that the form of development proposed at Parc-y-Ffynnon is no different, resulting in it being respectful to the character and setting of the locality. The Council have already acknowledged that a backland site is suitable at this location in Ferryside, our clients merely suggest that it be enlarged to encompass all the level field to a parallel position with the constructed Parc-y-Ffynnon development.

Change suggested by respondent:

Include Candidate Site reference SR/058/003 as a housing allocation in the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

5260

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr C Hurley**Agent:** Evans Banks Planning Limited**Summary:**

Object to the non-inclusion of new site as a HOM1 allocation (AS2/016/002) in Burry Port.

With the Site having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, its delivery if allocated is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable Alternative Site for future housing development.

Change suggested by respondent:

Include the site in Plan.

Attachments:

Site and Location Plan of new site - <https://carmarthenshire.oc2.uk/a/4ty>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/645>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/646>

5269

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr K Green

Agent: Evans Banks Planning Limited

Summary:

Objection to the non-inclusion of site SR/016/005 as a HOM1 allocation in Burry Port.

With the Candidate Site having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, its delivery if allocated is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable candidate for future housing development.

Change suggested by respondent:

Amend Plan to include site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/436>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64s>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64t>

cross section plan - <https://carmarthenshire.oc2.uk/a/6cy>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6cp>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6cq>

5271

Object

Document Element: HOM1: Housing Allocations**Respondent:** Dr D Gravell**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of site SR/116/006 as a HOM1 allocation in Mynyddygarreg.

We would submit that not only can the Land Classification Map not be relied upon as an accurate guide as to the grade of agricultural land, even if it is broadly accurate, the Council has saw fit to develop its houses upon it, and also grant planning permission to applicants to develop multiple residential properties thereon, without any apparent agricultural compensation for that activity and construction.

In conclusion, this Representation to the Second Deposit Draft of the Revised LDP has sought to examine the Council's reasons for non-inclusion of a Candidate Site.

Our clients have illustrated that their indicative proposals to construct 11 dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Mynyddygarreg. The proposals will provide a modern frontage development, mirroring modern estate development at the former Optical Factory site, and thus being respectful to the character and setting of the locality.

Change suggested by respondent:

Include Candidate Site reference SR/116/006 as a HOM1 allocation within the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43v>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64r>

5277

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs D Davies**Agent:** Evans Banks Planning Limited**Summary:**

Object to the non inclusion of SR/069/014 as a HOM1 allocation in Fforest.

Our clients have illustrated that their indicative proposals to construct circa 7-10 dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Hendy and Fforest. The locality has numerous examples of modern cul-de-sac development being completed at backland locations, which in turn, advocates that the form of development proposed at Oaklands is no different, resulting in it being respectful to the character and setting of the locality.

We respectfully request that this Representation be given careful examination, and consequently the defined settlement limits of this part of Fforest realigned to include the Representation Site, as a Residential Allocation in the Proposals Map of the adopted Local Development Plan.

Change suggested by respondent:

Include Candidate Site reference SR/069/014 as an allocation in the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43w>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43g>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63g>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/63h>

5279

Object

Document Element: HOM1: Housing Allocations**Respondent:** _ _ Jones, Douch, T.A.C Morgan, Bromley Davenport, Boggis-Rolfe**Agent:** Evans Banks Planning Limited**Petition:** 6 petitioners**Summary:**

Seeks the inclusion of a site as a housing allocation under Policy HOM1 in Camarthen. The site (SR/021/038) was submitted under the call for sites. The Candidate Site comprises several adjoining field parcels set immediately off the rear of residential properties which flank the western side of Brynhyfryd in Llangunnor. The representation seeks to address the reasons put forward by the Authority for its exclusion and has highlighted that currently proposed allocations are undeliverable. It is considered that insufficient land has been allocated within the settlement given its status in the settlement.

Change suggested by respondent:

Include Candidate Site reference SR/021/038 as a housing allocation within the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43x>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43z>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/63w>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63f>

5315

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Gwyn Lewis**Agent:** Ceri Davies Planning Ltd**Summary:**

Objects to Policy HOM1 - seeking the inclusion of candidate site ref SR/167/005 in Broadway. While residential development at this location would inevitably change the character of the site itself, the proposed change would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of the existing group of dwellings along with the inclusion of one additional site for residential development in the upcoming revised local plan.

Change suggested by respondent:

Include the site within the Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/46j>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6tw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tf>

5338

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs J Powell**Agent:** JCR Planning Ltd**Summary:**

Objects to the exclusion of candidate site SR/164/002 from the development limits for Ystradowen. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 3 Sustainable Village. The inclusion of this area of previously developed land would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include site within the Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/498>

email - redacted - <https://carmarthenshire.oc2.uk/a/6s7>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6s8>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6cb>

5283

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr & Mrs I. & S. Howell & James

Agent: JCR Planning Ltd

Petition: 2 petitioners

Summary:

This representation objects to the exclusion of this site from the development limits for Pembrey (SR/016/006). It should be emphasised that the accompanying illustrative scheme could readily be developed in phases and includes areas of landscaping and communal greenspace in order to enhance local biodiversity and to offer open areas to residents to support physical and mental well-being. Offering these positive community benefits is a key part of the scheme's overall ethos.

The site layout encompasses a high proportion of affordable dwellings (both social and low cost home ownership).

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/444>

ISA - <https://carmarthenshire.oc2.uk/a/445>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/637>

objection statement - redacted - <https://carmarthenshire.oc2.uk/a/638>

5361

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mses H, C, & G Wight, Dudleyke, & Searles**Agent:** Geraint John Planning Ltd**Petition:** 3 petitioners**Summary:**

Objection relating to the omission of candidate site SR/015/004 from being allocated for housing in Brynamman. It is considered that the site is a highly suitable location for housing, and for inclusion as such within the emerging LDP.

We consider that the site 'performs' well against the defined assessment criteria and methodology, with no evident constraints, obstacles, or failings.

The development of the site would not unduly damage the character of the surrounding area, due to the site's location within an existing residential area and its strong association with the settlement of Brynamman.

The site benefits from a close association and connection with the services and facilities provided within Brynamman, which are situated within convenient walking distance (which would facilitate sustainable growth of the settlement).

The site is wholly deliverable and can realistically come forward within the early years of the Plan period.

Change suggested by respondent:

Include Candidate Site reference SR/015/004 within the Plan as a housing allocation.

Attachments:

Proposed Works - Pedestrian Crossing - <https://carmarthenshire.oc2.uk/a/4cm>

Proposed Parking Arrangements - <https://carmarthenshire.oc2.uk/a/4cn>

Location Plan - <https://carmarthenshire.oc2.uk/a/4cq>

Illustrative Masterplan - <https://carmarthenshire.oc2.uk/a/4dr>

ISA form - <https://carmarthenshire.oc2.uk/a/5t8>

Welsh Language Impact Assessment - <https://carmarthenshire.oc2.uk/a/5t9>

Proposed Works - Pedestrian Crossing - <https://carmarthenshire.oc2.uk/a/5tc>

drainage strategy report - redacted - <https://carmarthenshire.oc2.uk/a/5y8>

transport statement - redacted - <https://carmarthenshire.oc2.uk/a/5y9>

email - redacted - <https://carmarthenshire.oc2.uk/a/5yv>

supporting statement 2 - redacted - <https://carmarthenshire.oc2.uk/a/5yb>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5yc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yd>

5369

Object

Document Element: HOM1: Housing Allocations**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

Objection to the omission of the above site as an HOM1 site SR/086/053 in Bynea.

From reviewing the Candidate Site Assessment Table 2023 it appears Candidate Site (SR/086/053), Land off Heol-y-Mynydd, has been filtered out during the stage 2 assessment process, owing to concerns at the over intensification of residential development within the immediate area and that the site will remain outside of the development limits. We wholly object to this decision and perceive the assessment of the site as contrasting information in relation to the site's constraints

Change suggested by respondent:

Include site within the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

5320

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr R Robinson**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the removal of development limits for Capel Seion and the non inclusion of candidate site SR/020/002 for housing. Appropriate development within Capel Seion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 4 Rural Village. Development of the site for housing would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:- would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Allocate site for housing in Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/47r>

email - redacted - <https://carmarthenshire.oc2.uk/a/6t7>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6t8>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6cm>

5391

Object

Document Element: HOM1: Housing Allocations**Respondent:** Gerald Blain Associates**Summary:**

Objects to Policy HOM1 seeks to include candidate site SR/150/021 in St Clears citing that the site consists of gently sloping agricultural pasture land situated adjacent to the existing LDP boundary. The site has good access from the main B4299 and good visibility splays for a development of this size. All utilities and services are close at hand and have capacity for a development of this size. The site does not have any adverse ground conditions that may obstruct development. The site currently has a natural hedge bank boundary and it is not envisaged that any works will be required to the boundaries. They are not aware of any protected trees or wildlife within the site.

Change suggested by respondent:

Amend the Plan to include the site

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mh>

plot layout and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bf>

5418

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr B.O. Beynon**Agent:** Evans Banks Planning Limited**Summary:**

This Representation to the Second Deposit Draft of the Revised LDP has sought to examine the Council's reasons for non-inclusion of a Candidate Site SR/074/011.

Our clients have illustrated that their indicative proposals to construct circa 80 dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Kidwelly. The locality has numerous examples of modern cul-de-sac development being completed at backland locations, which in turn, advocates that the form of development proposed at Holloway Farm is no different, resulting in it being respectful to the character and setting of the locality.

Change suggested by respondent:

Include the site within Plan.

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4fj>

ISA - <https://carmarthenshire.oc2.uk/a/4fz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zm>

5327

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs J Wilkinson**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site from the development limits for Capel Dewi (SR/017/005) – a designated Tier 3 Sustainable Village.

In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured. It is considered that this site is both sustainable and readily deliverable and offers a valuable development option within this Tier 3 Sustainable Village. The inclusion of this land within revised development limits would be fully supported.

Change suggested by respondent:

Include site within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/48r>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sm>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6sn>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6cx>

5392

Object

Document Element: HOM1: Housing Allocations**Respondent:** David Tudor Davies**Summary:**

Objection to the non-allocation of candidate site SR/086/007 [in Bynea] for housing under Policy HOM1:

The site lies adjacent to housing allocation PrC2/h19 (developed by Persimmon). There is no doubt that when developing the site, Persimmon gained a good understanding of the demands and technical issues involved. Should they develop the adjacent site [SR/086/007], they would be advantaged. Ground surveys carried out in the past seem to suggest there is much similarity between the one site and the continuation of the other. Furthermore, Persimmon already have the advantage of dealing with the issue of surface and foul water management at the developed site.

Change suggested by respondent:

Allocate candidate site SR/086/007 for housing in the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4wf>

Location Plan - <https://carmarthenshire.oc2.uk/a/4wg>

letter - redacted - <https://carmarthenshire.oc2.uk/a/5mx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mj>

5495

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms & Mr L & A Edwards**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

The representation seeks the inclusion of the site (SR/076/003) for future residential development within the defined settlement limits of Llanarthne. The site was submitted as a Candidate Site and rejected as the Council considered there to be sufficient alternative sites within the settlement to accommodate the housing need. This is somewhat puzzling, as construction on all plots of the only allocation present in the settlement had by the time of the assessment been commenced or completed. Llanarthne no longer has any housing allocations that will facilitate further development. This seems an extremely erroneous decision, particularly in terms of (a) the sustainable attributes of the settlement, (b) the clear support from local developers (see accompanying letter) for further development in the area to respond to the high demand for housing and (c) the number of undeliverable allocations being put forward by the 2nd Deposit LDP and so further sites are required.

A further analysis of the Council's decision to exclude the site and an analysis of some currently proposed allocations that are demonstrated as undeliverable is included in the submission.

Change suggested by respondent:

Include the site as a housing allocation within the RLDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4yt>

email - redacted - <https://carmarthenshire.oc2.uk/a/5g3>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5g4>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5g5>

supporting letter - redacted - <https://carmarthenshire.oc2.uk/a/5g6>

letter - redacted - <https://carmarthenshire.oc2.uk/a/5g7>

5342

Object

Document Element: HOM1: Housing Allocations**Respondent:** Messrs & T. H. D. & Jones**Agent:** JCR Planning Ltd**Petition:** 2 petitioners**Summary:**

SR/040/004; CA0839

This representation objects to the exclusion of this site from the development limits for Cwmgwili. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 3 Sustainable Village. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/49k>

email - redacted - <https://carmarthenshire.oc2.uk/a/6st>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6s3>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6c7>

5393

Object

Document Element: HOM1: Housing Allocations**Respondent:** Gerald Blain Associates**Summary:**

Objects to Policy HOM1 seeks to include candidate site SR/150/015, citing that the site consists of gently sloping agricultural pasture land situated adjacent to the existing LDP boundary. The site has good access from the main B4299 and good visibility splays for a development of this size. All utilities and services are close at hand and have capacity for a development of this size. The site does not have any adverse ground conditions that may obstruct development. The site currently has a natural hedge bank boundary and it is not envisaged that any works will be required to the boundaries. They are not aware of any protected trees or wildlife within the site

Change suggested by respondent:

Amend the Plan to include the site

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mh>

plot layout and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bf>

5511

Object

Document Element: HOM1: Housing Allocations**Respondent:** - RSAI -**Agent:** Lichfields**Summary:**

Objection to the non-allocation of candidate site (SR/086/075) for housing in Llangennech:
Residential development of the proposal site in Llangennech would be in accordance with Planning Policy Wales' aspirations for new residential development. The site is in a sustainable location within close proximity to a number of services and facilities. There is no statutory landscape, ecological or heritage designation within the vicinity of the site that would be adversely impacted upon by the development. The site would contribute up to 100 dwellings to the Council's housing delivery including a proportion of affordable housing. The site would sit well within the context of the neighbouring Talyclun housing development and would join the disparate parts of Llangennech's settlement boundary.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

Planning Report - <https://carmarthenshire.oc2.uk/a/4yk>

Location Plan - <https://carmarthenshire.oc2.uk/a/4yz>

ISA - <https://carmarthenshire.oc2.uk/a/4ym>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5fs>

Candidate site - redacted - <https://carmarthenshire.oc2.uk/a/5ft>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5f3>

5349

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr R Winterton**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site (SR/060/002) from the development limits for Ffarmers. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 3 Sustainable Village. Its development would be in keeping and in character with the settlement, providing a natural 'rounding off' opportunity at this central village location, and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured.

Change suggested by respondent:

Include the site as a housing allocation within the Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4bw>

email - redacted - <https://carmarthenshire.oc2.uk/a/6r5>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6r6>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6c4>

5394

Object

Document Element: HOM1: Housing Allocations**Respondent:** Gerald Blain Associates**Summary:**

Objects to Policy HOM1 seeks to include candidate site SR/150/016 in St Clears citing that the site consists of gently sloping agricultural pasture land situated adjacent to the existing LDP boundary. The site has good access from the main B4299 and good visibility splays for a development of this size. All utilities and services are close at hand and have capacity for a development of this size. The site does not have any adverse ground conditions that may obstruct development. The site currently has a natural hedge bank boundary and it is not envisaged that any works will be required to the boundaries. They are not aware of any protected trees or wildlife within the site.

Change suggested by respondent:

Amend the Plan to include the site

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mh>

plot layout and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bf>

5820

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ffos Las Ltd**Agent:** Carney Sweeney**Summary:**

In summary, the candidate site (ref: SR/023/003) comprises c. 5.3ha of land which is bound by existing residential development to the north, comprising the built settlement of Carway, and to the south by the Persimmon housing development at Ffos Las racecourse. The site's location is considered highly sustainable, given its immediate proximity to Carway, Ffos Las racecourse and Trimsaran, and associated facilities. The allocation and subsequent ongoing delivery for housing of the adjacent Persimmon sites also establishes the sustainability of this location to accommodate new housing. The site is free from physical constraints, being relatively flat with no existing buildings. The site is not located within any heritage, ecological or nature conservation designations and lies within Flood Zone A. The site can be readily accessed from the existing B4327 Culla Road Roundabout, with a secondary access point available at Heol Dyffryn Aur to the south. As outlined above the site is immediately deliverable and as previously concluded by officers there are no adverse impacts to the development of this site.

Change suggested by respondent:

Include site within Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

5350

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr E Salini**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site from the development limits for Ammanford (SR/004/036). Its inclusion would not lead to additional environmental pressure, but instead will provide the opportunity for an attractive, appropriate development, thereby fostering sustainable growth and allowing a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its delivery is assured.

Change suggested by respondent:

Include the site as a housing allocation.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4bx>

email - redacted - <https://carmarthenshire.oc2.uk/a/6r3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6r4>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6ct>

5447

Object

Document Element: HOM1: Housing Allocations**Respondent:** Messrs & T. Owen & Evans**Agent:** JCR Planning Ltd**Petition:** 2 petitioners**Summary:**

This representation objects to the exclusion of this site from the development limits for Llanpumsaint (SR/101/002). Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 3 Sustainable Village. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4xx>

email - redacted - <https://carmarthenshire.oc2.uk/a/5kw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kf>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bw>

5351

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr E Davies**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of candidate site SR/067/013 from the development limits for Black Lion Road, Cross Hands. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community. The proposed site offers a valuable development option in this part of Cross Hands, where no other allocations have been proposed. The site also bears close resemblance to allocation PrC3/h8 in its form and context and which is deemed an acceptable residential development opportunity. In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its delivery is assured.

Change suggested by respondent:

Include the site as a Residential allocation within the Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4bn>

email - redacted - <https://carmarthenshire.oc2.uk/a/5pt>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5p3>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6cs>

5454

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr P Morris**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site (SR/021/035) from the development limits for Carmarthen. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4jf>

email - redacted - <https://carmarthenshire.oc2.uk/a/5jy>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5jp>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6b8>

5355

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr G Morris**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site from the development limits for Llansteffan (SR/106/002). Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, providing the opportunity for development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured.

Change suggested by respondent:

Include the site as a residential allocation in the Plan.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4c4>

ISA - <https://carmarthenshire.oc2.uk/a/4c6>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5ym>

5366

Object

Document Element: HOM1: Housing Allocations**Respondent:** Celtic Properties and Developments Ltd.**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of site ref. AS2/049/002 (previously candidate site reference SR/049/007) from the development limits for Drefach and seeks to secure the inclusion of an area of land off Heol Blaenhirwaun within the residential development limits for Drefach. Its development is supported by national planning policy.

Change suggested by respondent:

Include candidate site SR/049/007 within the Plan as a housing allocation.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4dx>

email - redacted - <https://carmarthenshire.oc2.uk/a/5ys>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yt>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5y3>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bz>

5388

Object

Document Element: HOM1: Housing Allocations**Respondent:** Messrs D. & P. Sims & Cromwell**Agent:** JCR Planning Ltd**Summary:**

Objection to the non-inclusion of candidate site SR/135/003 for housing within the village of Pontargothi.

The inclusion of the site within the development limits for Pontargothi would not lead to additional environmental pressure, but instead could lead to the fostering of sustainable growth and allow for a wider choice of housing type.

The development of the site would be in keeping and in character with the existing pattern of development and would reflect the more recent built form of the settlement.

The site also lies in close proximity to the services and facilities of the village centre and benefits from regular public transport links with nearby settlements.

The development of the site will ensure a deliverable source of future housing for this sustainable settlement.

Change suggested by respondent:

Allocate site for housing in the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4w6>

email - redacted - <https://carmarthenshire.oc2.uk/a/5mn>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5my>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mp>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bh>

5412

Object

Document Element: HOM1: Housing Allocations**Respondent:** Eirian Thomas**Summary:**

The representation objects to the non allocation of candidate site ref SR/067/007 on Black Lion Road, Gorslas. Its inclusion would assist in meeting a shortfall of housing land and will serve to round off this part of the settlement.

Change suggested by respondent:

Include Candidate Site reference SR/067/007 as an allocation within the Plan.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4fb>

ISA form - <https://carmarthenshire.oc2.uk/a/53c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zq>

5445

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Cromwell**Summary:**

Objection to the exclusion of candidate site SR/135/003 from housing under Policy HOM1:

The site adjoins the Memorial Hall in Pontargothi. The facilities such as a good town for shopping, a doctors surgery and other locations seemed to be for many years, the right location for us. This land is ideal for housing as this is on the A40 and has all the amenities one could ask for, land that was earmarked for planning to be used for a new bypass some time ago which was scrapped and I would ask the Inspector to visit this site and request that I be able to attend. I will elaborate further in this regard at the enquiry.

Change suggested by respondent:

Allocate the site for housing in the Revised LDP.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5kk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kz>

5450

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs H Davies**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site from the development limits for Foelgastell (candidate site ref SR/062/006). Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; and would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Include site within the development limits for Foelgastell and allocate for housing under Policy HOM1.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4j3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5kv>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kb>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6bb>

5451

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr M Jones**Agent:** JCR Planning Ltd**Summary:**

Objects to the exclusion of this site (SR/021/009) from the development limits for Carmarthen. The objection site has been formally acknowledged to have mixed development use, including industrial and residential – it is technically brownfield land and therefore has considerable sustainable development credentials.

The site is located adjacent to the urban form and should be regarded as a natural extension to the settlement.

Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend Plan to include site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4j7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5k3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5k4>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bv>

5494

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs J. James**Agent:** JCR Planning Ltd**Summary:**

This representation comprises an objection to the exclusion of this site (SR/021/005) from the development limits for Llangynwr. It is considered that this site is both sustainable and readily deliverable and its inclusion within revised development limits should be fully supported.

Change suggested by respondent:

Amend the plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4nz>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/5g9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5gv>

email - redacted - <https://carmarthenshire.oc2.uk/a/5gb>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6b4>

5581

Object

Document Element: HOM1: Housing Allocations**Respondent:** Cllr Sue Allen**Summary:**

Objects to the non-allocation of Candidate Site ref SR/163/007 - Citing that it is a Brownfield Site and that there is no reason such sites cannot be used for allotments, parking, leisure, or housing. Objector also references Whitland's excellent transport infrastructure and good work opportunities, among other things.

Change suggested by respondent:

-

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w5>

Object

Summary of representations:

The respondents seek the inclusion of their land within the Revised LDP.

Summary of representation changes to plan:

Include the sites as housing allocations within the Revised LDP.

Response:

There is sufficient and more appropriate land available for residential use within the settlement to accommodate its housing need.

Action:

No action.

5052

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr M Jay**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 in regard to the non allocation of a site within Foelgastell: The Alternative Site (AS2/062/001) is well related to the existing defined Development Limits for Foelgastell and the settlement's built form as a whole with existing residential development directly to its north west and to its south east. Its position and proposed use therefore represent a natural and logical location for the settlement's expansion. As well as the community facilities and local services of Foelgastell itself, the site is in close proximity to the larger wider conurbation of Cross Hands and its outlying settlements to the south east.

Change suggested by respondent:

Include the alternative site as a housing allocation in the Revised LDP.

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/3vf>Representation Form - <https://carmarthenshire.oc2.uk/a/5b5>Submission attachment - <https://carmarthenshire.oc2.uk/a/5b6>

5072

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs K Fakes, Mr D James, Mr E Roberts and Mr G Jones**Agent:** Evans Banks Planning Limited**Petition:** 4 petitioners**Summary:**

Objection to Policy HOM1 in regard to the non allocation of a site within Penygroes (AS2/132/003):

A small part of the Site lies within the existing defined Development Limits, with the remainder in essence being almost completely encapsulated by them. Its position and proposed use therefore represents a natural and logical location for the settlement's expansion. The Site is located a short distance from the settlement's core and within walking distance of all of its community facilities and local services. Access to further facilities in the larger towns of Ammanford, Llanelli and Cross Hands can then be gained by regular bus services.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

Alt Site Supporting Statement - <https://carmarthenshire.oc2.uk/a/3ds>

ISA - <https://carmarthenshire.oc2.uk/a/3dt>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/6ry>

Site Layout - <https://carmarthenshire.oc2.uk/a/6fj>

Location Plan - <https://carmarthenshire.oc2.uk/a/6fk>

4624

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Cellan Morgan**Summary:**

We would like to request the addition of nine acres of land to the 2nd deposit revised LDP (AS2/159/001). The land registry number is CYM521700 and the land is circumscribed by Pontarddulais Road, Heol Ddu and Teglan Park. The postcode is SA18 3QA, the property at the edge of the land is 107 Pontarddulais Road, Tycroes which is currently up for sale and is not to be included in the LDP.

Change suggested by respondent:

We think the plan should include the area of land described above as development land. It is unused low grade agricultural land which is already close to areas which have been developed and therefore would not be out of character with the locality. It is on the edge of the town of Tycroes and is easily accessible by road. It has easy access (via the A483) to the M4 motorway being less than 3 miles from Pont Abraham roundabout.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/tpb>

ISA - <https://carmarthenshire.oc2.uk/a/3rc>

5075

Object

Document Element: HOM1: Housing Allocations**Respondent:** Omnicorp Ltd**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 (AS2/021/001) in regard to the non allocation of a site in Carmarthen:

The Alternative Site forms a logical extension to an existing settlement, being well related to it and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. In addition, the site lies within close proximity and walking distance of the existing community services and local facilities of the adjoining settlement, which will ensure it makes a positive contribution to both national and local sustainable development objectives. From a wider sense, the Site will also benefit from well served excellent public transport links to the adjoining larger town of Carmarthen, together with other locations within and adjoining the County.

Change suggested by respondent:

Allocate the above site for housing within the RLDP.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/3df>

Highway Widening Map - <https://carmarthenshire.oc2.uk/a/3dg>

Transport Statement - <https://carmarthenshire.oc2.uk/a/3dh>

Foul & Surface Water Drainage Plan - <https://carmarthenshire.oc2.uk/a/3dx>

Indicative Longsections - <https://carmarthenshire.oc2.uk/a/3dj>

Report - <https://carmarthenshire.oc2.uk/a/3dz>

Proposed Scale Parameters - <https://carmarthenshire.oc2.uk/a/3dn>

Soakaways - <https://carmarthenshire.oc2.uk/a/3dp>

ISA - <https://carmarthenshire.oc2.uk/a/3ws>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/63x>

Dormouse Survey - <https://carmarthenshire.oc2.uk/a/63j>

Reptile Survey Report - <https://carmarthenshire.oc2.uk/a/63k>

Arboricultural Report - <https://carmarthenshire.oc2.uk/a/63z>

Ecological Appraisal Report - <https://carmarthenshire.oc2.uk/a/63m>

5088

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr J Morris**Agent:** Evans Banks Planning Limited**Summary:**

Although currently undeveloped, the Alternative Site (AS2/082/003) forms a logical extension to Llandybie, being well related to it and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. Its inclusion within the development limits would also represent a logical rounding off of the current built form, providing a defensible boundary with respect to the surrounding open countryside beyond the Alternative Site.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3fd>

Covering Email - <https://carmarthenshire.oc2.uk/a/3fw>

ISA - <https://carmarthenshire.oc2.uk/a/3fh>

Location plan - <https://carmarthenshire.oc2.uk/a/3fk>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/655>

Representation Form - <https://carmarthenshire.oc2.uk/a/656>

Preferred Strategy Rep Form - <https://carmarthenshire.oc2.uk/a/657>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/658>

4700

Object

Document Element: HOM1: Housing Allocations**Respondent:** JMS Planning & Development Ltd**Summary:**

My client previously submitted part of the land to the North of Wern Ddu, Ammanford (site AS2/004/001) - however it has not been included within the Revised Plan. One of the reasons is that it was felt that the development would constitute a 'ribboning form' however it would match the development on the other side and sits neatly within the speed limits of the town. It is an underused parcel of land which is ideal for a new housing estate with a mix of open market and affordable housing with excellent connectivity to services and facilities.

Change suggested by respondent:

Allocate site for housing in the Revised LDP.

Attachments:

Map of Site.jpg - <https://carmarthenshire.oc2.uk/a/3r3>

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3r4>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5f7>

5099

Object

Document Element: HOM1: Housing Allocations**Respondent:** I Ingram**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 in regard to the non allocation of a site in Rhosmaen, Llandeilo (AS2/080/001):
 The Site forms a logical extension to an existing settlement, being well related to it. Its inclusion within the development limits would also represent a logical rounding off of the current built form, providing a defensible boundary with respect to the surrounding open countryside. In addition, the Site lies within close proximity and walking distance of the existing community services and local facilities of the wider settlement group it forms part of. From a wider sense, the Site will also benefit from well served excellent public transport links to the nearby conurbations of Llandovery, Ammanford and Carmarthen, together with other locations within and adjoining the County.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/3gp>

ISA - <https://carmarthenshire.oc2.uk/a/3hs>

Site outline plan - <https://carmarthenshire.oc2.uk/a/67v>

Representation Form - <https://carmarthenshire.oc2.uk/a/67b>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/67c>

4708

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Rhodri Walters**Agent:** JMS Planning & Development Ltd**Summary:**

An extension to the allocated site (SuV10/h1) is sought as it is nearing completion. The extension could provide a further allocated site for circa 5 dwellings in Peniel (AS2/127/001).
 The site offers a natural extension to the current development and the site infrastructure such as access roads, utility supply, street lighting and foul drainage are already in place. The proposed site has existing housing along three of its boundaries so represents a natural infill site. It is also entirely hidden from the main road so has no visual impact on those driving through the village.

Change suggested by respondent:

Include the site as an extension to site SuV10/h1.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/tqn>

Location Plan - <https://carmarthenshire.oc2.uk/a/tqy>

Letter - <https://carmarthenshire.oc2.uk/a/549>

5107

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms & Mrs A & I Morgan & Wright**Agent:** Evans Banks Planning Limited**Summary:**

The inclusion of site AS2/021/002 in Carmarthen is sought as a housing allocation under Policy HOM1. The site forms a logical extension to an existing settlement, being well related to it and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. A detailed site analysis has been provided in the full submission.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3hx>

Representation Form - <https://carmarthenshire.oc2.uk/a/5hr>

Site Layout - <https://carmarthenshire.oc2.uk/a/5hs>

Objection Statement - <https://carmarthenshire.oc2.uk/a/5ht>

5122

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Fredena Burns**Agent:** Nicole Jones**Summary:**

Objection to the non-inclusion of site AS/017/006 from allocation within the settlement of Capel Dewi. A new development would bring both parts (Capel Dewi 1 & 2) of the village of Capel Dewi closer together. The site is fairly large but it should not be overdeveloped and restricted to only 2 dwellings in similar size to the ones just down the road. This way the development will protect and can incorporate the existing vegetation into a new layout. We cannot see any obvious adverse effect on the developments in close proximity. The increase in traffic is minimal as the main road as well as the village can cope with new developments. It would have a positive effect on the local economy.

Change suggested by respondent:

Include site within the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5hf>

email - redacted - <https://carmarthenshire.oc2.uk/a/6fn>

4732

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr T Anthony**Summary:**

HOM1 objection seeking inclusion of new site AS2/004/001 in Ammanford. There are no known constraints to developing the site.

Change suggested by respondent:

Include new site within the Plan.

Attachments:

Map.pdf - <https://carmarthenshire.oc2.uk/a/3t4>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55s>

5170

Object

Document Element: HOM1: Housing Allocations**Respondent:** Jonathan Rainey**Summary:**

Requests the inclusion of a new site within the Plan for inclusion within Gorslas (AS2/067/002).

We suspect that when the plan is reviewed in light of these issues, a higher proportion of growth will be identified at the Tier 1 settlements and this will require additional housing allocations to be included.

Our client's Site is available, deliverable and sustainably located. We have assessed it against the Council's ISA template and it has performed very well with few minor issues. We would, therefore, support a new policy allocating the Site for residential development in the final version of the LDP.

Change suggested by respondent:

Include new site within the Plan

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vw>

5177

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr N Bundock

Agent: Evans Banks Planning Limited

Summary:

Objection to the non-inclusion of site AS2/064/002 for housing within Glanamman.

Our client has illustrated that their indicative proposals to develop a small site of frontage dwellings to mirror that currently in existence off the northern, opposite flank of the road.

Accordingly, the development of the field frontage with five detached dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Glanamman.

The locality has numerous examples of modern frontage development being completed at edge of settlement locations, which in turn, advocates that the form of development proposed for modest housing numbers is no different, resulting in it being respectful to the character and setting of the locality.

We respectfully request that this Representation be given careful examination, and consequently the defined settlement limits of this part of the settlement realigned to include the Representation Site in the Proposals Map of the adopted Local Development Plan.

Change suggested by respondent:

Include site in Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3nz>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vr>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vs>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6dc>

5199

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr A Williams**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 in regard to the non inclusion of part of candidate site (SR/040/003) for housing in Cwmgwili:

The Alternative Site is modest in overall size, with established development located off either side flanks at Thornhill Road. The enclosure tends to be well screened from public view by virtue of high perimeter trees which shelter the site and add a sense of semi-rural character to the scheme. The Site lies within close proximity and walking distance to the existing community and local services of Cwmgwili and Cross Hands which will ensure it makes a positive contribution to both national and local sustainable development objectives. The Site has been significantly amended from that put forward as a Candidate Site in 2018 and a much greater and wider ecological buffer zone has been created in order to safeguard the integrity of the Caeau Lotwen SSSI.

Change suggested by respondent:

Allocate the alternative site for housing within the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3pd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68v>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/68b>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6wc>

4873

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs Mark & Paula Lewis**Petition:** 2 petitioners**Summary:**

HOM1 – object – seeks inclusion of new site (AS2/113/002) in Pontyates.

The Site Assessment Methodology (Sept 2019) section 2a sets out the criteria that has to be met before moving to stage 2b. After reviewing the questions set out in this document, we believe that the proposed land does pass this stage such as:

- Accommodate more than 5 dwellings
- Accessible from 2 public highways
- Physically, functionally and visually linked to the settlement
- Close to Public Transport (Lime Grove Bus Stop)
- Water and sewerage connections are already in place
- Easy access with a road already in place

Change suggested by respondent:

Include the site within the Plan

Attachments:

Adopted LDP map for Pontyates - <https://carmarthenshire.oc2.uk/a/33j>

Proposed site and map - <https://carmarthenshire.oc2.uk/a/33k>

ISA - <https://carmarthenshire.oc2.uk/a/33z>

Representation Form - <https://carmarthenshire.oc2.uk/a/559>

5200

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Iwan Griffiths**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of site AS2/086/002 for housing in Llangennech.

Our clients consider the LDP is “unsound” and should be changed, as it fails to meet the tests for “soundness”, in that the Plan “is not appropriate”, and “will not deliver”, as defined by the Planning Inspectorate’s LDP Examinations Procedural Guidance.

Specifically, our clients consider that the land should be appropriately allocated for housing under Policy HOM1 “Housing Allocations.”

Our clients have illustrated that their indicative proposals to construct circa 9 dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Llangennech. The locality has numerous examples of modern cul-de-sac development being completed at backland locations, which in turn, advocates that the form of development proposed off Brynhyfryd is no different, resulting in it being respectful to the character and setting of the locality.

Change suggested by respondent:

Include part of candidate site SR/086/003 within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3ph>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/684>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/685>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6db>

5149

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Arwyn Thomas**Summary:**

Objection to Policy HOM1 and seeks the inclusion of new site (AS2/163/001) in Whitland. The field has all services on site & no flood risk. It has good access to quiet B Road with good visibility & existing access. We are desperate in Whitland for sites for quality self build housing.

Change suggested by respondent:

Include the site in the Plan

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3zf>

Representation Form - <https://carmarthenshire.oc2.uk/a/5pv>

5210

Object

Document Element: HOM1: Housing Allocations**Respondent:** Card Property Development**Agent:** Evans Banks Planning Limited**Summary:**

Objection to Policy HOM1 in regard to the non inclusion of a site for housing in the Revised LDP (AS2/064/003) in Glanamman:

The Site forms a logical existing element and extension to an existing settlement, being well related to it; it also lies within close proximity and walking distance of the existing community services and local facilities of the adjoining settlement, as well as an element of the larger conurbation of Ammanford to the west. This will then ensure it makes a positive contribution to both national and local sustainable development objectives. The development of the Site will in turn ensure a viable and so deliverable source of future housing for the area it forms part.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3qj>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/673>

Alternative site report - redacted - <https://carmarthenshire.oc2.uk/a/674>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6d8>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6d9>

site plan 2 - redacted - <https://carmarthenshire.oc2.uk/a/6dv>

Coal mining risk assessment - redacted - <https://carmarthenshire.oc2.uk/a/6gt>

5211

Object

Document Element: HOM1: Housing Allocations**Respondent:** Nisa Local Drefach Limited**Agent:** Evans Banks Planning Limited**Summary:**

This Representation to the Deposit Draft of the Revised LDP seeks the inclusion of land which formerly formed part of a candidate site. Our clients have illustrated that their indicative proposals to construct circa 24 dwellinghouses, with 10 under this Representation as a second phase to the former commercial yard re-development will not appear at odds to the prevailing spatial pattern of development in Drefach (AS2/049/001). The locality has numerous examples of modern cul-de-sac development being completed at backland locations, which in turn, advocates that the form of development proposed at Maesygwern is no different, resulting in it being respectful to the character and setting of the locality.

For reference the candidate site previously submitted, which reflects the wider site, is SR/049/019.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3qn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57w>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/57f>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6d7>

5152

Object

Document Element: HOM1: Housing Allocations**Respondent:** Arwel Davies**Agent:** Aled Thomas Planning Design Ltd**Summary:**

This site – adjacent to Pentremeurig Farm, Pentrehydd Road, Carmarthen (AS2/0210/003) is sought for inclusion as a housing allocation under Policy HOM1. The site is on the edge of the settlement and adjoins the development limits. A detailed site analysis is provided which concludes that it's inclusion is suitable, the analysis considers the site against the site assessment methodology, viability, accessibility and the sustainability of the site.

Change suggested by respondent:

Include site in the Plan

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/3m4>

Location Plan - <https://carmarthenshire.oc2.uk/a/3m5>

Representation Form - <https://carmarthenshire.oc2.uk/a/5pd>

5233

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr J. Davies**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of site AS2/015/001 for housing within Brynamman. The site is modest in overall size, with established dwellinghouses located off either side flanks at Cwmgarw Road, Brynamman. The enclosure tends to be well screened from public view by virtue of high perimeter trees which shelter the site, and add a sense of semi-rural character to the scheme.

The Site lies within close proximity and walking distance to the existing community and local services of Brynamman which will ensure it makes a positive contribution to both national and local sustainable development objectives.

Change suggested by respondent:

Amend the Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4s3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66s>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/66t>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6d6>

5242

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr W. B. James**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the omission of a site (AS2/082/004) from being allocated under Policy HOM1 in Llandybie.

The Alternative Site is moderate in overall size. The enclosure tends to be well screened from public view by virtue of high perimeter trees which shelter the site and add a sense of semi-rural character to the scheme.

The Site lies within close proximity and walking distance to the existing community and local services of Llandybie.

The Site benefits from well served excellent public transport links to the nearby settlements. In tandem to this, the development of the Site will in turn ensure a deliverable source of future housing for the Sustainable Community in which it lies, which has seen both allocated sites fully developed leading to an under supply since the adoption of the current LDP. The development of the Site will help to redress this imbalance and it is strongly suggested that the Authority recognises the suitability and deliverability of modest sites if it is to continue to realise the contribution villages such as Llandybie make to the housing land supply.

With the Alternative Site having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership constraints, its delivery if included within settlement limits is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable alternative for future housing development

Change suggested by respondent:

Include site in the Plan

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4sj>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6d4>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6d5>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6wg>

5243

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr W. B. James**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the omission of a site (AS2/082/005) from being allocated under Policy HOM1 in Llandybie.

The Alternative Site is moderate in overall size. The enclosure tends to be well screened from public view by virtue of high perimeter trees which shelter the site and add a sense of semi-rural character to the scheme.

The Site lies within close proximity and walking distance to the existing community and local services of Llandybie.

The Site benefits from well served excellent public transport links to the nearby settlements. In tandem to this, the development of the Site will in turn ensure a deliverable source of future housing for the Sustainable Community in which it lies, which has seen both allocated sites fully developed leading to an under supply since the adoption of the current LDP. The development of the Site will help to redress this imbalance and it is strongly suggested that the Authority recognises the suitability and deliverability of modest sites if it is to continue to realise the contribution villages such as Llandybie make to the housing land supply.

With the Alternative Site having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership constraints, its delivery if included within settlement limits is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable alternative for future housing development

Change suggested by respondent:

Include site within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4sy>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64n>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64y>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6wh>

5249

Object

Document Element: HOM1: Housing Allocations**Respondent:** Jones Brothers (Henllan) Limited**Agent:** Evans Banks Planning Limited**Summary:**

Seeking the inclusion of the site as a housing allocation within Porthyrhyd (AS2/139/001). The site consists of part of a grazing field set within a long frontage off a minor road, close to an established junction with the B4310 road at Porthyrhyd. The site forms a logical extension to the existing settlement, being well related to established residential development off its whole eastern and western perimeters, and further housing development to the opposite, southern flank of the minor road. The site is capable of being accessed off the existing public road carriageway, which will be extensively widened and provided with a new footway where one is currently absent. The Alternative Site's delivery will accordingly benefit all road users along this stretch of public highway, improving road safety. The precise location is such that the strong defensible boundaries of boundary hedgerows and trees off the western perimeters provide a natural and part physical screen from views within the wider landscape. The development of the site would take place against the backdrop of residential properties to the immediate foreground. Accordingly, the development of the site would remain more akin in character to the built-up form of Porthyrhyd, than open pasture to the north and far west beyond the Wern Fraith farmyard. In addition to the above, the site lies within close proximity and walking distance of the existing community services and local facilities of Porthyrhyd. It is accessible by road in less than 10 minutes to the locality's Primary and Secondary Schools.

Change suggested by respondent:

Include the site as a residential allocation within the LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4t8>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64d>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6dt>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6d3>

4729

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms Jane Morgan Thomas**Summary:**

Objection to the non-inclusion of a site (AS2/067/001) for housing within the Revised LDP under Policy HOM1 in Penygroes (see also rep 4728):

The location of Emlyn Home Farm has many positive aspects to facilitate the generation of a cohesive, sustainable and considerate community. Bordered by Penygroes, Crosshands and Gorslas, the 'brownfield land', which was previously a part of the Emlyn colliery and brickworks enterprise, provides an ideal opportunity to regenerate this land which is now bisected by the new economic link road, which offers excellent access. Developing the entire 30 acres of the farm could generate a community of a variety of homes with the significant advantage that the pressure to build on open countryside would be reduced.

Change suggested by respondent:

Allocate site for housing within the Revised LDP.

Attachments:

Location - <https://carmarthenshire.oc2.uk/a/3ts>

Map - <https://carmarthenshire.oc2.uk/a/3tt>

ISA form - <https://carmarthenshire.oc2.uk/a/5tx>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55t>

5153

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Islwyn Evans**Agent:** Aled Thomas Planning Design Ltd**Summary:**

This site – land to the East of Meadows View, Pibwrlwyd Lane, Carmarthen (AS2/021/004) is sought for inclusion as a housing allocation under Policy HOM1. The site is on the edge of the settlement and adjoins the development limits. A detailed site analysis is provided which concludes that its inclusion is suitable, the analysis considers the site against the site assessment methodology, viability, accessibility and the sustainability of the site.

Change suggested by respondent:

Include site within the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3m6>

Representation Form - <https://carmarthenshire.oc2.uk/a/5pw>

5250

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr G Edwards**Summary:**

Object to the non-inclusion of new site as a HOM1 allocation (AS2/016/001) in Burry Port.

With the Alternative Site having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, its delivery if allocated is assured. Combined therefore with its locational characteristics, the Site in question represents a sustainable candidate for future housing development.

In view of the above and information provided in this Statement, it is respectfully requested that the Alternative Site in question be allocated for a modest residential development.

Change suggested by respondent:

Include site within the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4tc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64v>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64b>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6ds>

5034

Object

Document Element: HOM1: Housing Allocations**Respondent:** Richard Thomas Bowen**Agent:** Nicole Jones**Summary:**

Objection to Policy HOM1 seeking the inclusion of a new site (AS2/065/001) in Glandy Cross. The respondent cites all the reasons why they think the site should be included in the Plan, such as good transport links, access and lack of flooding concerns. As well as shortage of housing in the local area.

Change suggested by respondent:

Include site within the Plan

Attachments:

ISA and Supporting Statement - <https://carmarthenshire.oc2.uk/a/39r>

Representation Form - <https://carmarthenshire.oc2.uk/a/59w>

5060

Object

Document Element: HOM1: Housing Allocations**Respondent:** Geraint Davies**Summary:**

Originally requesting an employment site in Carmarthen, following further consideration and discussions with others residential use is now proposed. The site was included in the adopted LDP and also in the 1st Deposit LDP (AS2/021/006).

The submission documents provide a comprehensive case for the allocation of this land for residential development purposes.

This site could meet some of the housing need around Carmarthen, particularly as it seems to fit in with the planning requirements of the council as well as Planning Policy Wales. The Site adjoins the existing settlement form of Carmarthen and would have no negative environmental factors, no effect on any surrounding developments as it is an isolated site. Access is suitable with good visibility.

In terms of access, it already possesses a highways standard road on the western side of the site for approximately 70 meters. This access road is approached from the quiet B4312 Llysonnen Road with excellent visibility in both directions.

Change suggested by respondent:

Include site within the Plan.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3b8>

ISA form - <https://carmarthenshire.oc2.uk/a/5tj>

Map - <https://carmarthenshire.oc2.uk/a/5tk>

Map - <https://carmarthenshire.oc2.uk/a/5tz>

Follow up email attachment - map - <https://carmarthenshire.oc2.uk/a/53r>

Follow up email attachment - map - <https://carmarthenshire.oc2.uk/a/53s>

Follow up email attachment - SA - <https://carmarthenshire.oc2.uk/a/53t>

5266

Object

Document Element: HOM1: Housing Allocations

Respondent: Sauro Homes Limited

Agent: Evans Banks Planning Limited

Summary:

Objection to the non-inclusion of new site as a HOM1 allocation (AS2/138/001) in Bancffosfelen.

Our clients have illustrated that their indicative proposals to construct circa 37 dwellinghouses. The locality has numerous examples of modern cul-de-sac development being completed at backland locations, which in turn, advocates that the form of development proposed at Bro Mebyd is no different, resulting in it being respectful to the character and setting of the locality.

We respectfully request that this Representation be given careful examination, and consequently the defined settlement limits of this part of Bancffosfelen realigned to include the Representation Site, as a Residential Allocation in the Proposals Map of the adopted Local Development Plan.

Change suggested by respondent:

Include the site within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43s>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/643>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/644>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6dr>

5296

Object

Document Element: HOM1: Housing Allocations**Respondent:** Justin & Janet Parry**Agent:** Ceri Davies Planning Ltd**Petition:** 2 petitioners**Summary:**

The representation seeks the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development at land adjacent to Cysgod y Dderwen, Caerbryn (AS2/009/001). The principle of residential development is compliant with both national and local policy and represents an acceptable form of development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local plan.

Change suggested by respondent:

Allocate site AS2/009/001 under Policy HOM1.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/46s>

ISA - <https://carmarthenshire.oc2.uk/a/46t>

Location Plan - <https://carmarthenshire.oc2.uk/a/463>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6tm>

5081

Object

Document Element: HOM1: Housing Allocations**Respondent:** Alison Thomas**Agent:** Nicole Jones**Summary:**

Objection to Policy HOM1 - seeking the inclusion of a new site in St Clears (AS/150/002).

Change suggested by respondent:

Include site within the Plan

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3wd>

Representation Form - <https://carmarthenshire.oc2.uk/a/5cs>

5316

Object

Document Element: HOM1: Housing Allocations**Respondent:** Tata Steel Europe Limited**Agent:** Gareth Barton**Summary:**

Whilst supportive of the proposed allocation at Maesarddafen Road, Llanelli (PrC2/H15) through Policy HOM1 (as set out above), our client strongly objects to the failure to allocate land at Erw Las, Cefncaeau for residential development. AS/086/086.

The proposed site (see attached plan) forms part of a wider allocation within the adopted LDP (alongside land at Maesyrddafen Road) for a development of 300 residential homes (GA2/h35). As outline, the Council has already granted outline planning permission for up 94 units on part of this allocated site (application reference: S/34991 – land at Maesyrddafen Road). Whilst land at Maesyrddafen Road is proposed as an allocation in the RLDP, the remaining land within Tata Steel's control at Erw Las is not carried forward as a proposed allocation.

Our client strongly supports the continued allocation of land at Erw Las for residential development. This would provide for additional new homes to come forward on a sustainable site, which is currently allocated in the adopted LDP. The land controlled by Tata Steel at Erw Las would provide a viable and deliverable allocation that could be brought forward quickly.

As demonstrated above, a significant amount of technical work has been completed to support the outline planning application, confirming that the site is not impeded by significant technical constraints. The site could therefore be brought forward swiftly, contributing to the continuous supply of deliverable sites and thereby helping to address the identified need for new housing.

The development of the site will also help to sustain and enhance the existing services and facilities available within Llanelli, resulting in a wide range of spin-off benefits for the local community.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/46f>

Location Plan - <https://carmarthenshire.oc2.uk/a/46h>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/6tb>

objection email - redacted - <https://carmarthenshire.oc2.uk/a/6tc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6td>

5323

Object

Document Element: HOM1: Housing Allocations**Respondent:** Richard & Catrin Safadi**Agent:** Ceri Davies Planning Ltd**Petition:** 2 petitioners**Summary:**

The representation seeks the inclusion of additional land (AS2/073/001) in the revised Local Development Plan to accommodate potential residential development at land adjacent to Bryndolau, Idole. The principle of residential development is compliant with both national and local policy and represents an acceptable form of development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local plan.

Change suggested by respondent:

Include site within the Plan.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/478>

ISA - <https://carmarthenshire.oc2.uk/a/47v>

email - redacted - <https://carmarthenshire.oc2.uk/a/6tt>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6t3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6t4>

5160

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Arwyn Thomas**Summary:**

Objects to Policy HOM1. Seeks the inclusion of land within the Plan in Whitland (AS2/163/002). Located in the village the site forms a natural extension to the development limits of Whitland with sensible infilling within the village. The site is served by an existing road with a sound wide junction & would provide excellent self build plots on a site above the flood plain with access to all services nearby.

We are desperate in Whitland for sites for quality self build housing

Change suggested by respondent:

Include site within the Plan

Attachments:

Map - <https://carmarthenshire.oc2.uk/a/3mn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6br>

5198

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Arwyn Thomas**Summary:**

Object to Policy HOM1 - seeks the inclusion of the their site (AS2/163/003) in Whitland.

Thee site forms a natural extension to the development limits of Whitland & applies sensible infilling within the village. The site is serviced by an existing road with a sound wide junction & would provide excellent self build plots on a site above the flood plain with access to all services nearby.

The land is surplus to requirements & is used for overspill car parking on rare occasions. Allowing this site to be included for housing development will enable the Rugby club to invest in improved facilities for the benefit of the local community.

Change suggested by respondent:

Include the site within the Plan.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/3pv>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68c>

5205

Object

Document Element: HOM1: Housing Allocations**Respondent:** Owain Ennis, Anne Birt, Hugh Booth Meller-Haley**Agent:** Ceri Davies Planning Ltd**Petition:** 3 petitioners**Summary:**

The submission seeks the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development adjacent to Heol Llaindelyn, St Clears (AS2/150/003). It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local development plan.

Change suggested by respondent:

Allocate the land for residential use within the RLDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3q6>

Location Plan - <https://carmarthenshire.oc2.uk/a/3q7>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/67k>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/67z>

5344

Object

Document Element: HOM1: Housing Allocations**Respondent:** Neil Evans

Summary:

Objection to the exclusion of a site for housing in Llanfihangel Ar Arth (AS/088/007):

The site is located on the B4336 and there is direct reasonable access to amenities e.g. education, medical, employment, retail, health and places of worship. The site would provide A much needed sustainably built, environmentally safe, small development low cost housing development aimed at 1st and 2nd time buyers, starter homes, affordable rentals or for downsizing. Utilities companies have indicated that connections are available.

Change suggested by respondent:

Allocate site for housing in the Revised LDP.

Attachments:

email attachment - bus route - <https://carmarthenshire.oc2.uk/a/49p>
 email attachment - bus timetable - <https://carmarthenshire.oc2.uk/a/49q>
 email attachment - Supporting statement - <https://carmarthenshire.oc2.uk/a/4vr>
 email attachment - broadband 1 - <https://carmarthenshire.oc2.uk/a/4vs>
 email attachment - crashmap - <https://carmarthenshire.oc2.uk/a/4vt>
 email attachment - collision - <https://carmarthenshire.oc2.uk/a/4v3>
 email attachment - electric distribution - <https://carmarthenshire.oc2.uk/a/4v5>
 email attachment - flood risk - <https://carmarthenshire.oc2.uk/a/4v6>
 email attachment - ISA - <https://carmarthenshire.oc2.uk/a/4v7>
 email attachment - broadband - <https://carmarthenshire.oc2.uk/a/4v8>
 email attachment - proposals map - <https://carmarthenshire.oc2.uk/a/4v9>
 Plot map - <https://carmarthenshire.oc2.uk/a/4vv>
 Plot map 2 - <https://carmarthenshire.oc2.uk/a/4vb>
 Flood zone map - <https://carmarthenshire.oc2.uk/a/4vc>
 Constraints map - <https://carmarthenshire.oc2.uk/a/4vd>
 Data map Wales - <https://carmarthenshire.oc2.uk/a/4vw>
 Data map Wales 2 - <https://carmarthenshire.oc2.uk/a/4vf>
 Sewer plan map - <https://carmarthenshire.oc2.uk/a/4vh>
 Bus route map - <https://carmarthenshire.oc2.uk/a/4vx>
 Bus route map 2 - <https://carmarthenshire.oc2.uk/a/4vj>
 Water plan map - <https://carmarthenshire.oc2.uk/a/4vk>
 Welsh language data - <https://carmarthenshire.oc2.uk/a/4vz>
 Demographic data - <https://carmarthenshire.oc2.uk/a/4vm>
 post - 2. ISA - <https://carmarthenshire.oc2.uk/a/4kc>
 post - 3. Supporting Statement - <https://carmarthenshire.oc2.uk/a/4kd>
 post - 4. Site Map - <https://carmarthenshire.oc2.uk/a/4kw>
 post - 7. Broadband - <https://carmarthenshire.oc2.uk/a/4kh>
 post - 8. Flood Zone - <https://carmarthenshire.oc2.uk/a/4kx>
 post - 9. Highway Issues - <https://carmarthenshire.oc2.uk/a/4kj>
 post - 10. Bus Route - <https://carmarthenshire.oc2.uk/a/4kk>
 post - 11. Welsh Language - <https://carmarthenshire.oc2.uk/a/4kz>
 post - 12. LDP extract - <https://carmarthenshire.oc2.uk/a/4km>
 Post - 13. Constraints - <https://carmarthenshire.oc2.uk/a/4kn>
 Post - 14. Green Spaces - <https://carmarthenshire.oc2.uk/a/4ky>
 post - 15. Agricultural Land - <https://carmarthenshire.oc2.uk/a/4kp>
 Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6rx>
 Western Power email - redacted - <https://carmarthenshire.oc2.uk/a/6rj>
 Post 6 electricity - redacted - <https://carmarthenshire.oc2.uk/a/6rk>
 Representation form 2 - redacted - <https://carmarthenshire.oc2.uk/a/6rz>
 Dwr Cymru email - redacted - <https://carmarthenshire.oc2.uk/a/6rm>
 email - redacted - <https://carmarthenshire.oc2.uk/a/6rn>
 post 5 - redacted - <https://carmarthenshire.oc2.uk/a/6g6>

5247

Object

Document Element: HOM1: Housing Allocations**Respondent:** Rhydian Williams**Summary:**

This representation is made seeking the inclusion of this site (AS2/160/001) within the LDP in Waungilwen.

The site is put forward due to the lack of sites currently put forward within the settlement.

It is noted that only one residential allocation (other than for windfall sites within the development boundary) has been allocated within the settlement, and it is highlighted that development has already commenced in this site.

The site has a range of positive attributes to include

- Good road and pedestrian access,
- Sustainably located,
- Reasonably level and therefore economical to develop,
- Deliverable in the plan period,
- Close proximity to local school and facilities,
- Services such as mains water and sewerage on/or adjacent to the site,
- Broad national and local planning policy compliance.

Change suggested by respondent:

Include site within Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4tr>

ISA - <https://carmarthenshire.oc2.uk/a/4tt>

covering letter - redacted - <https://carmarthenshire.oc2.uk/a/64j>

5285

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs Dylan Jones**Petition:** 2 petitioners**Summary:**

Land to the rear of SuV36/h2. Inclusion of this site would provide an excellent opportunity for an extension to the existing allocation providing an in-depth development (AS2/099/001) in Llanllwni. The site would also create a logical rounding off of Llanllwni and follows a similar pattern of development to that on the opposite side of the road. Access to the site would be via the existing allocation, which lies adjacent the bus stop. The site conforms with general planning principles with no obstacles to development. The inclusion of this field within the LDP will allow further sustainable development opportunities within the village of Llanllwni.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/448>

Location Plan - <https://carmarthenshire.oc2.uk/a/449>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/636>

5348

Object

Document Element: HOM1: Housing Allocations**Respondent:** Elfyn & Menna Thomas**Agent:** Ceri Davies Planning Ltd**Petition:** 2 petitioners**Summary:**

The representation seeks the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development adjacent to Rhydargaeau (AS2/145/001). The principle of residential development is compliant with both national and local policy and represents an acceptable form of development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local development plan.

Change suggested by respondent:

Amend Plan to include the site.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4b9>

Location Plan - <https://carmarthenshire.oc2.uk/a/4bv>

email - redacted - <https://carmarthenshire.oc2.uk/a/6r7>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6r8>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6r9>

5258

Object

Document Element: HOM1: Housing Allocations**Respondent:** Lightwood Planning**Summary:**

Objection to the non-allocation of a site for housing in Penygroes (site ref. AS/132/010). The site is already contained on 3 sides, including the relatively recent development at Clos Ael-Y-Bryn to the south and Cwrt Y-Ffynnon to the north east. The surrounding settlement and a strong hedgerow to the east provide a high degree of enclosure and the land is within the general envelope of the village.

Change suggested by respondent:

Allocate the site for housing in the Revised LDP.

Attachments:

Aerial Location Plan - <https://carmarthenshire.oc2.uk/a/4tz>

Proposed Site Plan - <https://carmarthenshire.oc2.uk/a/4tm>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/647>

5290

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms M Davies**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of land for residential development in Cefneithin (site ref. AS/026/001). Inclusion of the site would extend the allocated site PrC3/h8 to the east to encompass the entire rear enclosure. It is considered that the settlement of Cefneithin is highly sustainable given its close proximity to Cross Hands and its wealth of retail, employment and community facilities.

Change suggested by respondent:

Include site as a HOM1 allocation within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/45k>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6tp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tq>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6wx>

5352

Object

Document Element: HOM1: Housing Allocations**Respondent:** David Rhodri Davies**Agent:** Asbri Planning**Summary:**

In summary, the landowner objects to Policies SD1 and HOM1 within the Second Deposit Revised Plan. They object to SD1 as within the adopted LDP, part of the site lies within the settlement boundary of Llanybri and is allocated for housing. There appears to be no justification over taking it outside limits. The previous candidate site is a natural extension of this housing allocation AS2/108/001

Change suggested by respondent:

Amend Plan to include the site

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5yq>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5pr>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ps>

5326

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms Roxane Lawrence**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of a site from the development limits for Ammanford (AS2/004/006). Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests. See also Rep 5328 which relates to the upper part of this site.

Change suggested by respondent:

Allocate the site for housing and include within the development limits for Ammanford.

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/48t>email - redacted - <https://carmarthenshire.oc2.uk/a/6sy>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sp>site plan - redacted - <https://carmarthenshire.oc2.uk/a/6cj>

5359

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs P Underwood**Agent:** JCR Planning Ltd**Petition:** 2 petitioners**Summary:**

Land at Greenhill Bungalow, Black Lion Road, Capel Hendre, Ammanford, SA18 3SD (AS2/018/001).

This representation comprises an objection to the exclusion of this site from the development limits for Capel Hendre. The inclusion of the proposer's land would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend Plan to include the site

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/4ch>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yw>supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5yf>plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bp>

5428

Object

Document Element: HOM1: Housing Allocations**Respondent:** Noel Richards**Agent:** Ceri Davies Planning Ltd**Summary:**

The submission seeks the inclusion of additional land in the revised Local Development Plan to accommodate potential residential development at land adjacent to Greenfield Terrace, Pontyberem (site ref. AS2/138/003). It has been established that the principle of residential development is compliant with both national and local policy and represents an acceptable form of infill development at this location. The development would assist with the housing land supply situation in the county. While residential development at this location would inevitably change the character of the site itself, the proposed changes would not result in an unacceptable impact on the surrounding landscape nor would they have an adverse impact on the existing neighbouring development, highway network or local infrastructure. In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the inclusion of this site for residential development in the upcoming revised local plan.

Change suggested by respondent:

Allocate the land for residential use.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4gv>

Location Plan - <https://carmarthenshire.oc2.uk/a/4gb>

email - redacted - <https://carmarthenshire.oc2.uk/a/5z9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zv>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zb>

5328

Object

Document Element: HOM1: Housing Allocations**Respondent:** Ms Roxane Lawrence**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of a site (AS2/004/007) from the development limits for Ammanford. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests. See also Rep 5326 which relates to the lower part of this site.

Change suggested by respondent:

Allocate for housing and include within the development limits for Ammanford.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/486>

email - redacted - <https://carmarthenshire.oc2.uk/a/6sk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sz>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6ch>

5362

Object

Document Element: HOM1: Housing Allocations

Respondent: Ms S McNeill

Agent: JCR Planning Ltd

Summary:

New site.

This representation objects to the exclusion of this site and the existing development opposite from the development limits for the Black Lion Road part of Cross Hands (AS2/067/004). Its inclusion would form a natural 'rounding off' to this part of the settlement and would not lead to additional environmental pressure, instead fostering sustainable growth and allowing a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community. The proposed site offers a valuable development option in this part of Cross Hands.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4d4>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5c8>

email - redacted - <https://carmarthenshire.oc2.uk/a/5c9>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6by>

5440

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Colum Carty**Agent:** Lightwater TPC (Adrian Thompson)**Summary:**

Objection to Policy HOM1, seeking a larger site area to be identified for the mixed use allocation at the Former Emlyn Brickworks site in Penygroes (site ref. AS2/132/006).

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended to include all of the coloured areas as shown on the Initial Masterplan drawing (PED - PrC3-MU1 - 2023-04-13 [2] - Parc Emlyn Initial Masterplan) accompanying the statement by Lightwater TPC and or the settlement boundary line should remain as shown on the current Local Plan policies map.

Change suggested by respondent:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended as stated in the summary above.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4hc>

Initial masterplan - <https://carmarthenshire.oc2.uk/a/4hd>

Geotech Study - <https://carmarthenshire.oc2.uk/a/4hf>

Geotech Study cont. - <https://carmarthenshire.oc2.uk/a/4hg>

Geotechnical Risk Register - <https://carmarthenshire.oc2.uk/a/4hh>

Site Location Plan - <https://carmarthenshire.oc2.uk/a/4hx>

Phasing Plan - <https://carmarthenshire.oc2.uk/a/4hj>

Site Constraints Plan - <https://carmarthenshire.oc2.uk/a/4hk>

Superficial Geology - <https://carmarthenshire.oc2.uk/a/4hz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5ky>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kp>

Coal mining risk assessment - redacted - <https://carmarthenshire.oc2.uk/a/5kq>

5335

Object

Document Element: HOM1: Housing Allocations**Respondent:** H Thomas family**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site (AS/080/017) from the development limits for Llandeilo. The majority of this site formed part of the 'Llandeilo Northern Residential Quarter' Planning and Development Brief adopted as supplementary planning guidance to the previous Carmarthenshire Unitary Development Plan. The development of this site would be phased and would not be restricted to merely residential use but would include a variety of uses. The full justification for the site's inclusion within Llandeilo's development limits is comprehensively described in the aforementioned development brief.

Change suggested by respondent:

Allocate the site for housing within the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/48n>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sc>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6cd>

5386

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr I Jones**Agent:** JCR Planning Ltd**Summary:**

The representation seeks the inclusion of site AS2/004/009 in Betws, Ammanford under policy HOM1. The site comprises part of candidate site SR/004/031 (CA0735). Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include site within the Plan under policy HOM1.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4dy>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5ns>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bj>

5487

Object

Document Element: HOM1: Housing Allocations**Respondent:** NBA Developments**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of a new site referenced AS2/158/001 in Tumble. The site forms part of candidate site SR/158/012.

Our client has illustrated that their indicative proposals to develop a small site of frontage dwellings to complement that currently in existence adjoining at the farmyard redevelopment on the adjoining section of road frontage.

Accordingly, the development of the field frontage with five detached dwellinghouses will not appear at odds to the prevailing spatial pattern of development in Tumble. The locality has numerous examples of modern frontage development being completed at edge of settlement locations, which in turn, advocates that the form of development proposed for modest housing numbers is no different, resulting in it being respectful to the character and setting of the locality.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4mq>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5hz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5hm>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5hn>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6wk>

5336

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs T Anthony**Agent:** JCR Planning Ltd**Summary:**

Land at Wern Ddu Road, Ammanford, SA18 2UR

Objects to the exclusion of site AS/070/005 from the development limits for Ammanford. Its inclusion would not lead to additional environmental pressure, but instead will provide the opportunity for an attractive, appropriate development, thereby fostering sustainable growth and allowing a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its delivery is assured. It is considered that this site is both sustainable and readily deliverable and offers a valuable development option within this Tier 1 Principal Centre.

The inclusion of this land within revised development limits would be fully supported.

Change suggested by respondent:

Include site within Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/48q>

ISA - <https://carmarthenshire.oc2.uk/a/49r>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sb>

5387

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr I Jones**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site from the development limits for Betws/Ammanford (AS2/004/010). Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend the Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4wt>

email - redacted - <https://carmarthenshire.oc2.uk/a/5mq>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5nr>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6bx>

5573

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Paul Evans**Agent:** Amity Planning**Summary:**

New Site - AS/163/004 Whitland - The inclusion and delivery of this housing allocation would make a significant contribution to the critical objectives of Carmarthenshire County Borough Council and overreaching aims of Policy SP 1. The proposed development site is capable of accommodating around 9 new dwellings, which are sustainably located, and easily accessible from all of the three potential employment sites. The proposed scheme would serve to promote economic growth for the local community, while simultaneously maximising employment prospects that prioritise Active Travel as a fundamental principle. Considering the current housing demand, the proposed site is a suitable location to aid in supplying more high quality homes to meet the increasing demand as a result of the hospital development. The promotion of this site for residential development would be consistent with the Preferred Strategy and support the planned growth of Carmarthenshire and Whitland.

Change suggested by respondent:

Amend the Plan to include the site.

Attachments:

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ww>

1st deposit supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5wf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wg>

5341

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr I Jones**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of site AS2/004/008 from the development limits for Betws/Ammanford. The site formerly formed part of candidate site SR/004/027. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location: would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Include site within the development limits for Betws, Ammanford and allocate for housing.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/49g>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6s4>

site layout plan - <https://carmarthenshire.oc2.uk/a/6c8>

5407**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Dafydd & Rhodri Moses**Petition:** 2 petitioners**Summary:**

Objection to the exclusion of site AS2/015/002 for housing in Brynamman.

Request for the change to development limits to include the identified field at Caenewydd Farm, off Arfryn Estate, Mountain Road, Upper Brynamman, Ammanford. Refer to enclosed map.

Change suggested by respondent:

Include site for housing within the development limits for Brynamman.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5m4>

5413**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Ms Roxane Lawrence**Summary:**

Objection to the exclusion of site AS2/004/011 for housing under Policy HOM1 (see also Rep 5414 which seeks the inclusion of an adjacent site for amenity/open space):

There is a need for a range of alternative sites to ensure that the LDP provides flexibility of allocated land for development. Development here represents sustainable development which would enhance well being on social, economic and cultural grounds. It would help build strong connections because it is an extension of established estates and near the town centre of Ammanford. Children could walk from here to school. Doctors, dentists, churches and employment opportunities are close by. Development also provides easy access to public services and leisure services.

Change suggested by respondent:

Allocate the the site (comprising 3 enclosures) for housing in the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4pn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zp>

5343

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr T Evans**Agent:** JCR Planning Ltd**Summary:**

Objecting to the non inclusion of site AS2/159/006 which forms part of candidate site SR/159/015 (CA0588) Land adjacent Wernos Tip, Tycroes, Ammanford, Carmarthenshire.

This representation objects to the exclusion of this site from the development limits for Tycroes/Ammanford. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community. In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured.

The inclusion of this land within the revised development limits should be fully supported.

Change suggested by respondent:

Include site in Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/49m>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6ss>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6c6>

5882

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Robert Sully**Summary:**

The representation seeks the inclusion of a larger area of land in Trimsaran (site ref. AS2/157/002). The respondent notes their support for the inclusion of a small area of land but notes that the inclusion of the larger area of land would provide opportunity for an in-depth development.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/53z>

Location Plan - <https://carmarthenshire.oc2.uk/a/53m>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57m>

5356

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs E Humphries**Agent:** JCR Planning Ltd**Summary:**

This representation objects to the exclusion of this site from the development limits for Gorslas/Cross Hands (AS2/067/003). The frontage portion of the site has recently been granted planning permission for residential development and it seems fitting that the rear portion now be allocated. The site offers a valuable development option in this part of Gorslas, where no other allocations are proposed and which is deemed an acceptable residential development opportunity. Its inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community. In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured

Change suggested by respondent:

Include the site as a residential allocation in the Plan.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4cv>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yj>

email - redacted - <https://carmarthenshire.oc2.uk/a/5yk>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6cr>

5357

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr Sion Slaymaker

Agent: JCR Planning Ltd

Summary:

Objection to the non inclusion of site AS2/090/001 as a housing allocation in Llangadog.

The inclusion of the proposer's land would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 2 Service Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

In addition, residential development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its delivery is assured.

Change suggested by respondent:

Allocate site AS2/090/001 for housing within the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4cw>

email - redacted - <https://carmarthenshire.oc2.uk/a/5yg>

representation statement - redacted - <https://carmarthenshire.oc2.uk/a/5yh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yx>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6bq>

5439

Object

Document Element: HOM1: Housing Allocations**Respondent:** Lloyd & Gravell**Summary:**

Objection to the non-inclusion of land as a housing allocation. Site Reference AS2/074/001

Propose that this site be included as a rounding off/ infill of the settlement limits of Kidwelly. The rear boundary would line up with the rear boundary of the school and a little way beyond the rear boundary of the residential property Fairacre.

Initial thoughts are that the site could accommodate something like 6 or 7 dwellings. A sketch plan is included which shows 6 dwellings. A seventh may be possible towards the front of the site but there may be amenity issues due to the angle at which Fairacre sits and this will need to be assessed in more detail. The location of the access along the frontage would need also to be agreed with Highways. The site entrance would be within the 20mph zone.

Change suggested by respondent:

Amend plan to include site

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4h7>

Plot Layout - <https://carmarthenshire.oc2.uk/a/4h8>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4h9>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zr>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zs>

5472

Object

Document Element: HOM1: Housing Allocations**Respondent:** Celtic Properties and Developments Ltd.**Agent:** JCR Planning Ltd**Summary:**

Objection to the non-inclusion of site AS2/069/001 for housing within Fforest / Hendy.

The objection site is located immediately adjacent to existing residential properties, and its development:-

- would be acceptable to both the form and character of the locality;
- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised housing and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4m4>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/5xd>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xw>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6b6>

5510**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Mr A Downing**Agent:** JCR Planning Ltd**Summary:**

This representation comprises an objection to the exclusion of this site from the development limits for Capel Hendre (site ref. AS2/018/002). The 2nd Deposit LDP acknowledges the industrial/employment importance of Capel Hendre and it is likely to be subject of commercial investment over plan period. There is however inadequate land supply for quality residential development to provide accommodation for the increasing workforce. The objection site is located within a convenient walking distance of the designated employment areas and would thus satisfy sustainable development principles.

The inclusion of the proposer's land would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Amend Plan to include the site.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4yg>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5f4>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bt>

5572**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Obsidian Homes**Agent:** Amity Planning**Summary:**

New Site AS2/150/004 - This document supports the promotion of Land South of Lon Fair, St Clears. The Site would represent a significant contribution to meeting housing need and, in particular, the anticipated demand associated with the new hospital site being delivered in the area.

Change suggested by respondent:

Include site within Plan.

Attachments:

Illustrative Masterplan - <https://carmarthenshire.oc2.uk/a/4pd>

Wider Illustrative Masterplan and Location Plan - <https://carmarthenshire.oc2.uk/a/4pw>

Location Plan - <https://carmarthenshire.oc2.uk/a/4pf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wh>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5wx>

supporting statement 2 - redacted - <https://carmarthenshire.oc2.uk/a/5wj>

5575

Object

Document Element: HOM1: Housing Allocations**Respondent:** Messrs R & K Williams**Agent:** JCR Planning Ltd**Petition:** 2 petitioners**Summary:**

This representation objects to the exclusion of site AS/139/003 Land opposite Derwendeg, Porthyrhyd (Upper Site A). The residential element of the scheme would comprise a high quality phased development and would draw on local Welsh vernacular architectural design elements, making every effort to be sustainable, both through the employment of local contractors, the use of local suppliers, and in the long term, through the provision of residential units ideally located in proximity to the A48 strategic transport corridor. Likewise, the development will be within convenient walking distance of village services and facilities, and also the positive recreational benefits of the nearby National Botanic Garden of Wales.

Change suggested by respondent:

Amend the plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4pp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wc>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6bs>

5576

Object

Document Element: HOM1: Housing Allocations**Respondent:** Messrs R & K Williams**Agent:** JCR Planning Ltd**Petition:** 2 petitioners**Summary:**

This representation objects to the exclusion of site AS/139/004 Land opposite Derwendeg, Porthyrhyd Lower (Site B). The residential element of the scheme would comprise a high quality phased development and would draw on local Welsh vernacular architectural design elements, making every effort to be sustainable, both through the employment of local contractors, the use of local suppliers, and in the long term, through the provision of residential units ideally located in proximity to the A48 strategic transport corridor. Likewise, the development will be within convenient walking distance of village services and facilities, and also the positive recreational benefits of the nearby National Botanic Garden of Wales.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4pp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wc>

site layout - redacted - <https://carmarthenshire.oc2.uk/a/6bs>

HOM1: Housing Allocations

Support

Summary of representations:

The respondent's support the non-inclusion of land within the LDP.

Summary of representation changes to plan:

No change is sought.

Response:

Support is welcomed.

Action:

No action.

5288

Support

Document Element: HOM1: Housing Allocations

Respondent: Mudiad Amddiffyn Porthyrhyd

Summary:

Mae MAP yn ymwybodol iawn bod angen datblygu er mwyn cadw pentrefi'n fyw yn ogystal a diwallu'r angen yn lleol am gartrefi fforddiadwy a chartrefi o safon i'w rhentu. Ond mae MAP yn pryderu hefyd am yr ardrawiadau a ddaw yn sgil rhai datblygiadau ac yn dadlau y dylai unrhyw ddatblygiad ym Mhorth-y-rhyd fod yn gydnaws a chymeriad y pentref ac wedi'i godi ar safle sy'n addas.

Cyflwynir tri gwrthwynebiad am y newidiadau ym Mhorth-y-rhyd. Mae'r gwrthwynebiad hwn yn ymwneud a safle Wernffraith (SC33/h3) lle mae pryderon am gynlluniau datblygwyr i'r safle godi 42 o anheddau.

MAP is fully aware of the need for development to keep villages alive and viable and create affordable homes and decent rental accommodation for local people. However, MAP is also committed to consider the impact of any proposed developments in Porth-y-rhyd and to ensure that any kind of development is in character with the village and is built on a site where there are no issues.

Three objections are submitted for the changes in Porthyrhyd. This objection relates to the Wernffraith site (SC33/h3) where there are concerns about developers plans for the site to build 42 dwellings.

Change suggested by respondent:

Dim byd yn cael ei ddatgan.

Nothing stated.

Attachments:

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44c>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44d>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44w>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44f>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44g>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44h>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44x>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44j>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44k>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44z>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44m>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44n>

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44y>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44p>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44q>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45r>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45s>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45t>
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 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45c>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45d>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45w>
 Sylwadau / Comments - <https://carmarthenshire.oc2.uk/a/45g>
 Comments (translated) - <https://carmarthenshire.oc2.uk/a/45h>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45x>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45j>
 Representation form original - redacted - <https://carmarthenshire.oc2.uk/a/63r>
 Representation form translated - redacted - <https://carmarthenshire.oc2.uk/a/63s>

4639

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Sean Maslin

Summary:

Supports the non-inclusion of candidate site reference SR/021/051 in Ffynonddrain, Carmarthen. A detailed analysis of the impact of the development of the site has been provided by the respondent and discusses matters of previous assessment in the adopted LDP, the settlement pattern, ribbon development, topography, highway accessibility, loss of residential amenity and detrimental visual, landscape and nature conservation impacts.

Change suggested by respondent:

No change to Plan

Attachments: None

4645

Support

Document Element: HOM1: Housing Allocations**Respondent:** Sarah Eyles**Summary:**

The respondent supports the Council's decision to not include site SR/088/006 in Llanfihangel-ar-arth as a housing allocation and to exclude it from the development limits. The reasons cited include:

- The respondent has constructed a 168kWp Large Scale Solar farm. Development of the site will shade the solar farm. The respondent cites a number of concerns that would negatively impact the solar farm.
- Powerlines cross the proposed site, and would impact on the site's development as outlined by the candidate site proposer.
- Concern about water run off to the respondent's property should the development go ahead

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation form - <https://carmarthenshire.oc2.uk/a/54s>

4760

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Caroline Streek**Summary:**

I am concerned that the planned residential and commercial developments at SR/086/049 in Llanelli will increase the water levels of the area and add to the danger of flooding. Much of the land is waterlogged for most of the winter. Drainage in the area is already a problem and further development will exacerbate it.

Council Note - The site is outside the development limits within the Revised LDP and the representation is considered as a support to its exclusion.

Change suggested by respondent:

I would suggest that the land areas referred to above are treated as SR/086/051 and made part of the Eco Park so that water can be managed properly.

Attachments: None

5302

Support

Document Element: HOM1: Housing Allocations**Respondent:** Gorslas Community Council**Summary:**

Support for the removal of existing housing allocation GA3/h51 Bron yr Ynn, Drefach (in the current, adopted LDP), from the Revised LDP as consideration should be given to the possibility of further housing developments creating a "rat run" in areas where children regularly play.

Change suggested by respondent:

No change to the Plan.

Attachments: None

5308

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mr Rhodri Lewis**Summary:**

Support for the exclusion of site SC33/h3 in Porthyrhyd from Policy HOM1. The site is allocated in the current adopted LDP and has been removed from the revised Deposit Plan.

Development of the site is of great concern to us as our property is currently effected by the surface water on this field and the inclusion on any development will surely add to this problem unless the current drainage system is fully re-planned and re-routed and not just 'updated'.

Change suggested by respondent:

No change to the Plan

Attachments: None

5934

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Caroline Streek**Summary:**

I am concerned that the planned residential and commercial developments at SR/086/050 will increase the water levels of the area and add to the danger of flooding. Much of the land is waterlogged for most of the winter. Drainage in the area is already a problem and further development will exacerbate it.

Council Note - The site is outside the development limits within the Revised LDP and the representation is considered as a support to its exclusion.

Change suggested by respondent:

I would suggest that the land areas referred to above are treated as SR/086/051 and made part of the Eco Park so that water can be managed properly.

Attachments: None

5475

Support

Document Element: HOM1: Housing Allocations**Respondent:** Mair Evans**Summary:**

Support: Policy HOM1 – site ref: SC33/h3 Porthyrhyd (current LDP)

Wernfraith Farm: It was a complete relief to see that this site was de-allocated and wouldn't be included in the Deposit version of the LDP 2018-203. Unfortunately, the risk that it will be concerted over with a development of 42 houses way before this LDP comes into force and will be categorised as a windfall site. Strange world.

Change suggested by respondent:

No change.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5xv>

Object

Summary of representations:

The respondents seek the inclusion of their land, which were previously allocated within the Adopted LDP (2014).

Summary of representation changes to plan:

Include the sites as housing allocations within the Revised LDP.

Response:

The sites have been duly considered in the formulation and preparation of the LDP with the reasons for their non-inclusion set out within the Site Assessment Table. The representations raise no additional points which justify inclusion of the suggested sites. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No action.

4944

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr Clive Douch

Agent: Nicole Jones

Summary:

We would like to put a field forward to be kept in the new LDP in Pontyberem. The existing number is T3/6/h5. The owner is in the process of getting outline planning granted on this site.

It is located right in the centre of Pontyberem. This parcel of land has been put in for outline planning last year and application process is going forward.

Change suggested by respondent:

Include site within Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/366>

Representation Form - <https://carmarthenshire.oc2.uk/a/56y>

5096

Object

Document Element: HOM1: Housing Allocations**Respondent:** Gwili Developments Ltd**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of existing LDP allocation referenced SC18/h1 in Bronwydd. The site has no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, and its delivery if allocated is assured.

Change suggested by respondent:

Include site within Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3gb>

Plot Layout - <https://carmarthenshire.oc2.uk/a/3gd>

Location Plan - <https://carmarthenshire.oc2.uk/a/3gw>

Viability Appraisal - <https://carmarthenshire.oc2.uk/a/3gf>

Representation Form - <https://carmarthenshire.oc2.uk/a/66d>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/66w>

5353

Object

Document Element: HOM1: Housing Allocations**Respondent:** David Rhodri Davies**Agent:** Asbri Planning**Summary:**

HOM1 - objection to the exclusion of the current LDP allocation SC16/h1 in Llanybri. Efforts have been made to deliver this allocation, with this portion of the site having gained outline planning permission for the erection of 13 dwellings and associated infrastructure work (Ref: PL/00629), and a planning application was submitted in March 2023 concerning full planning permission for the construction of an access road in order to serve those dwellings.

Change suggested by respondent:

Amend Plan to include the site

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5yq>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5pr>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ps>

4880

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr & Mrs Mark & Paula Lewis**Petition:** 2 petitioners**Summary:**

HOM1 – object – seeks inclusion of T3/5/h2 in Pontyates.

The Site Assessment Methodology (Sept 2019) section 2a sets out the criteria that has to be met before moving to stage 2b. After reviewing the questions set out in this document, we believe that the proposed land does pass this stage such as:

- Accommodate more than 5 dwellings
- Accessible from 2 public highways
- Physically, functionally and visually linked to the settlement
- Close to Public Transport (Lime Grove Bus Stop)
- Water and sewerage connections are already in place
- Easy access with a road already in place

Change suggested by respondent:

Include the site within the Plan.

Attachments:

Adopted LDP map for Pontyates - <https://carmarthenshire.oc2.uk/a/33j>

Proposed site and map - <https://carmarthenshire.oc2.uk/a/33k>

ISA - <https://carmarthenshire.oc2.uk/a/33z>

Representation Form - <https://carmarthenshire.oc2.uk/a/559>

5295

Object

Document Element: HOM1: Housing Allocations**Respondent:** Cerith Lewis**Summary:**

Objection to the non allocation of a site for housing within Brechfa under Policy HOM1 (AS2/012/001):

As land owner, I would appreciate a reconsideration of the allocated area and redefined development limits. In order to unite the disparate upper and lower areas of the village into one cohesive whole.

Change suggested by respondent:

The development limits to be extended from the current position to Fronhaul to the East of the current limit.

Attachments:

Site Plan - <https://carmarthenshire.oc2.uk/a/45q>

ISA form - <https://carmarthenshire.oc2.uk/a/5tw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6tn>

5305**Object****Document Element:** HOM1: Housing Allocations**Respondent:** Cllr. Jean Lewis**Summary:**

I would like to object to site SC8/h1 in the current LDP being de-allocated from the LDP in Trelech.

The site has been allocated within a number of development plans and little progress to date. Site to be de-allocated from the revised LDP and development limits to be amended, although leaving infill plots on the northern side to allow for small scale development.

Change suggested by respondent:

Amend the Plan to include the site

Attachments: None

5360

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mses H, C, & G Wight, Dudleyke, & Searles**Agent:** Geraint John Planning Ltd**Petition:** 3 petitioners**Summary:**

Objection relating to the omission of current LDP allocation T3/9/h4 in Brynamman from being allocated for housing in the Revised LDP.

It is considered that the site is a highly suitable location for housing, and for inclusion as such within the emerging LDP.

We consider that the site 'performs' well against the defined assessment criteria and methodology, with no evident constraints, obstacles, or failings.

The development of the site would not unduly damage the character of the surrounding area, due to the site's location within an existing residential area and its strong association with the settlement of Brynamman.

The site benefits from a close association and connection with the services and facilities provided within Brynamman, which are situated within convenient walking distance (which would facilitate sustainable growth of the settlement).

The site is wholly deliverable and can realistically come forward within the early years of the Plan period.

Change suggested by respondent:

Include current LDP site T3/9/h4 within the Revised LDP as a housing allocation.

Attachments:

Proposed Works - Pedestrian Crossing - <https://cararthenshire.oc2.uk/a/4cm>

Proposed Parking Arrangements - <https://cararthenshire.oc2.uk/a/4cn>

Location Plan - <https://cararthenshire.oc2.uk/a/4cq>

Illustrative Masterplan - <https://cararthenshire.oc2.uk/a/4dr>

ISA form - <https://cararthenshire.oc2.uk/a/5t8>

Welsh Language Impact Assessment - <https://cararthenshire.oc2.uk/a/5t9>

Proposed Works - Pedestrian Crossing - <https://cararthenshire.oc2.uk/a/5tc>

drainage strategy report - redacted - <https://cararthenshire.oc2.uk/a/5y8>

transport statement - redacted - <https://cararthenshire.oc2.uk/a/5y9>

email - redacted - <https://cararthenshire.oc2.uk/a/5yv>

supporting statement 2 - redacted - <https://cararthenshire.oc2.uk/a/5yb>

supporting statement - redacted - <https://cararthenshire.oc2.uk/a/5yc>

Representation form - redacted - <https://cararthenshire.oc2.uk/a/5yd>

5834

Object

Document Element: HOM1: Housing Allocations**Respondent:** Cllr. Jean Lewis**Summary:**

Objecting to site SC8/h1 Adj. Picton House, Trelech from being de-allocated in the RLDP. Two houses have been built and the road has been prepared.

Change suggested by respondent:

Include the site as a residential allocation.

Attachments:

email - redacted - <https://cararthenshire.oc2.uk/a/5cd>

Object

Summary of representations:

The respondents seek the inclusion of their land within the Revised LDP, part of which has been included.

Summary of representation changes to plan:

Include the sites as housing allocations within the Revised LDP.

Response:

The sites have been duly considered in the formulation and preparation of the LDP with the reasons for their non-inclusion set out within the Site Assessment Table. The representations raise no additional points which justify inclusion of the suggested sites. The assessment of sites was undertaken in accordance with national guidance and the site assessment methodology and background/topic papers and the supporting evidence.

Action:

No action.

5070

Object

Document Element: HOM1: Housing Allocations

Respondent: Mr C Jenkins

Agent: Evans Banks Planning Limited

Summary:

Objection to Policy HOM1 in regard to the non allocation of candidate site (SR/159/006) within Tycroes:
The western half of the original Candidate Site is allocated for residential development (37 units). The Council have provided no explanation for the removal of the eastern half of the Site from the allocation, or its reduction from 62 units to 37 units. They have raised no highway, ecological, utility or viability reason for its exclusion. This is not only illogical, but also appears to be a dangerous and erroneous decision to make, particularly in light of the level of under provision of deliverable housing sites within the Plan. We consider therefore that all the land edged red in Plan A in the supporting statement should be allocated for residential development under the provision of Policy HOM1 of the Revised LDP.

Change suggested by respondent:

Allocate the whole site for housing in the Revised LDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3cy>

Representation Form - <https://carmarthenshire.oc2.uk/a/5q6>

Transport Assessment - <https://carmarthenshire.oc2.uk/a/5q7>

Candidate Site Report - <https://carmarthenshire.oc2.uk/a/5q9>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5qd>

Site Layout - <https://carmarthenshire.oc2.uk/a/6fg>

Site Layout - <https://carmarthenshire.oc2.uk/a/6fh>

Site Layout - <https://carmarthenshire.oc2.uk/a/6fx>

5080

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Wynne & John Walters**Agent:** Asbri Planning Limited**Petition:** 2 petitioners**Summary:**

In summary, of the landowners continue to support the Second Deposit Revised Plan on the basis that the Council have accepted the principle of residential uses at the scale proposed in St Clears, but would respectfully suggest that the wider site is also acceptable as an appropriate residential allocation to ensure the comprehensive redevelopment of the wider site (SR/150/023).

Change suggested by respondent:

Amend the plan to include the site

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/5bq>Submission attachment - <https://carmarthenshire.oc2.uk/a/5cr>

5085

Object

Document Element: HOM1: Housing Allocations**Respondent:** Davies Richards Developers**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the exclusion of the whole of candidate site SR/080/013 in Llandeilo.

The Council's decision to not include the whole of the site is not only illogical, but also appears to be a dangerous and erroneous decision to make, particularly in light of the level of under provision of deliverable housing sites within the Plan.

Due to the site's location, it is within a short walk from a wide range of community facilities and local services found within the Town.

It should be noted, that consultation has already begun on a comprehensive scheme for the development of the majority of the Site by Pobl Housing Group, based on the site layout drawing reproduced below, delivering 88 new units.

We therefore respectfully request that this Representation be given careful examination, and consequently the land in question be allocated for residential development in its entirety as part of the Carmarthenshire Local Development Plan to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Include Candidate Site reference SR/080/013 within the Revised Local Development Plan

Attachments:Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3wn>Candidate Site Report - <https://carmarthenshire.oc2.uk/a/5jn>Representation Form - <https://carmarthenshire.oc2.uk/a/5jq>Supporting Letter - <https://carmarthenshire.oc2.uk/a/5kt>Plan of area - <https://carmarthenshire.oc2.uk/a/5k6>Transport Assessment - <https://carmarthenshire.oc2.uk/a/5k7>

5171

Object

Document Element: HOM1: Housing Allocations**Respondent:** Low Carbon Construction Ltd**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the non-inclusion of the whole of candidate site SR/132/009 (AS2/132/005) in Penygroes for mixed use purposes under policy SG1.

The site would serve the settlement of Penygroes and the surrounding area of the associated Principal Centre. The Site comprised largely of a single enclosure of brownfield land, with vehicular access gained off the newly constructed A4076 spur leading to Norton Road to the north, Waterloo Road to the east and Gorsddu Road to the south. Several pedestrian and cycle points of access are also located on each of these boundaries. Locationally, the Site is also within close proximity to the range of community facilities and local services the settlement and surrounding area has to offer.

This Representation has sought to examine the Council's reasons for non-allocation of the whole of the Candidate Site. It has successfully addressed the reasons put forward by the Authority for its exclusion and has highlighted that the reasons given are illogical and erroneous.

Change suggested by respondent:

Allocate whole of Candidate Site reference SR/132/009 in the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3n9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vv>

Representation form x2 - redacted - <https://carmarthenshire.oc2.uk/a/6vb>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6vc>

4887

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr Robert Evans**Summary:**

Objection to Policy HOM1 in that housing allocation T2/2/h1 in the current LDP has not been carried forward in it's entirety:

Sole access via the restricted space of the existing Parc Pencrug estate in Llandeilo and its steep hill is inadequate for the reduced size of the housing allocation adjacent to Parc Pencrug.

For the wellbeing of the residents of the existing Parc Pencrug estate and of the residents of the adjacent site a more suitable main access point is needed. And this suggests that the site of the whole of the original Northern Residential Quarter should be included in the LDP in order to allow for the provision of access for vehicles and pedestrians via Rhosmaen Street as proposed in 2009.

Change suggested by respondent:

Suggests that the whole of the original Northern Residential Quarter Allocation (site T2/2/h1) should be included in the Revised LDP.

Attachments: None

4888

Object

Document Element: HOM1: Housing Allocations**Respondent:** Kedrick Davies**Summary:**

I am writing to object to the deletion of the strategic development area as was defined in the current adopted LDP as T2/2/h1 in Llandeilo.

This is the most logical place to accommodate growth for the town and requires a strategic long term vision as was envisaged in the Planning Brief, 2009:

<https://www.sirgar.llyw.cymru/media/1212896/briff-cynllunio-a-datblygu-llandeilo.pdf>

The deletion of this strategic vision is a serious failing in the 2018-2033 LDP Revised Deposit.

Change suggested by respondent:

Include the whole of site T2/2/h1 in the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6gw>

5330

Object

Document Element: HOM1: Housing Allocations**Respondent:** Patrick Rotherfield**Summary:**

Objects to the reduction in size of adopted LDP allocation T2/2/h1.

The residential allocation of land for the Northern development of Llandeilo at map reference 51.887955 , -3.995920 should revert back to full area included in the previous LDP.

The reduction in residential allocation has removed the proposed access point from the A483 to any development.

Without this point of access, the only route into the development area will be through the existing estate of Parc Pencrug. This would promote piecemeal development of the northern area that would prevent the aims of PSD2:

Masterplanning Principles – Creating Sustainable Neighbourhoods to be met.

Change suggested by respondent:

Amend the site within the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6sx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sj>

5452

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr P Morris**Agent:** JCR Planning Ltd**Summary:**

Whilst the proposer supports the inclusion of part of their site as a housing allocation– reference PrC1/h10 in Carmarthen (see representation 5453), this representation objects to the non-inclusion of the remainder of the field. The justification for including only part of the proposer's land will apply to the whole field. Its whole inclusion would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 1 Principal Centre. Its development would be in keeping and in character with the settlement and will ensure a deliverable source of future housing for this sustainable community.

Change suggested by respondent:

Include the whole site as a housing allocation.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4jb>

email - redacted - <https://carmarthenshire.oc2.uk/a/5kr>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5ks>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6b9>

5364

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mr A Thomas**Agent:** JCR Planning Ltd**Summary:**

Objection to the non-inclusion of site AS2/042/001 for housing within the village of Cwmifor.

A frontage portion (housing allocation SuV51/h1) has already been identified as being suitable for residential development and has been included within development limits, the remainder of the land holding has however been excluded. The part inclusion of this frontage portion is clearly supported.

The following objection is to the exclusion of the majority part of this site from the development limits for Cwmifor. A detailed planning application was submitted in respect of the objection site and which was to be reported to Planning Committee with a recommendation for approval. However, the day prior to that meeting, the application was held in abeyance, due to the decision of Natural Resources Wales (NRW) to impose phosphate discharge restrictions within the entire Tywi Valley SAC area.

It must be emphasised that the proposed scheme includes a key community benefit. The development of the full site will facilitate the provision of a community car park that will provide benefit to village residents and will ease on-road parking.

Change suggested by respondent:

Amend the Plan to include the whole site

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4d7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5y6>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5y7>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bn>

Support

Summary of representations:

The respondent objects to the inclusion of the land within the LDP.

Summary of representation changes to plan:

Remove from the Plan.

Response:

The site has not been included within the Plan, therefore the support for it's exclusion is welcomed.

Action:

No action.

5139

Support

Document Element: HOM1: Housing Allocations

Respondent: Mr Lawrence Aldridge

Summary:

Object to the inclusion of the site (SR/019/008) in Capel Iwan. Issues include: No amenities in the village, increase in traffic, highway issues, surface water and flooding, alter the village environment, loss of green space, dormant existing sites.

(Note: Site is not included within the limits, therefore this represents a support for the non-inclusion of the site).

Change suggested by respondent:

No change.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5ny>

Support

Summary of representations:

Natural Resources Wales have provided detailed comments on land allocated for residential development under Policy HOM1. Advice is provided for development and flood risk and the SFCA, ecology, land contamination and sensitive groundwaters, foul drainage.

Summary of representation changes to plan:

No change specified.

Response:

Comments on sites are noted.

Action:

No action.

5729

Support

Document Element: HOM1: Housing Allocations**Respondent:** Natural Resources Wales**Summary:**

Natural Resources Wales have provided detailed comments on land allocated for residential development under Policy HOM1. Advice is provided for development and flood risk and the SFCA, ecology, land contamination and sensitive groundwaters, foul drainage.

Change suggested by respondent:

No change

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Housing figures not clear. No reference to Trajectory in the supporting text.

Summary of representation changes to plan:

Provide greater clarity on the break down of the housing supply.

Response:

A Housing Position Statement has been prepared which sets out the housing figures and calculations for clarity. These matters will be discussed at examination.

Reference to the Housing Trajectory is contained within paragraph 11.81.

Action:

Matter to be discussed at examination.

4798

Object

Document Element: HOM1: Housing Allocations**Respondent:** The Home Builders Federation**Summary:**

Housing figures not clear.

No reference to Trajectory in the supporting text.

Change suggested by respondent:

Provide greater clarity on the break down of the housing supply.

Attachments: None

Object

Summary of representations:

The respondent considers the allocations for Drefach Felindre and Waungilwen to be inadequate.

Summary of representation changes to plan:

Increase the housing allocations in the two villages.

Response:

Disagree. The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to its cluster. In this respect the revised LDP seeks to ensure that development is appropriate to the settlement and reflective of its ability to accommodate growth and the services and facilities available.

Action:

No action.

5244

Object

Document Element: HOM1: Housing Allocations

Respondent: Cllr. Ken Howell

Summary:

Whilst I fully agree with the proposals submitted by my colleague and fellow Councillor Carys Jones, I wish to submit that the allocation proposed for Drefach Felindre is limited and inadequate for the next ten years. In particular, the allocation of only three houses on the Waungilwen road should be doubled to six, which would accommodate future expansion of the village.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

Objection to the planning application on part of the existing housing allocation T2/2/h1 in Llandeilo. Objection to the allocation also; this has been dealt with under the separate representation 4751.

Summary of representation changes to plan:

See response to representation 4751.

Response:

Responses to planning applications are separate to the LDP process. The respondent had the opportunity of submitting comments/objections as part of the consultation period on the planning application. The respondent's objection to the housing allocation on part of existing housing allocation T2/2/h1 (candidate site SR/080/013) is dealt with separately under representation 4751.

Action:

See representation 4751.

4759

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Sonia El-Harrak**Summary:**

Objection to the planning application on part of the existing housing allocation T2/2/h1 in Llandeilo (candidate site ref SR/080/013), of which Revised LDP allocation SeC16/h1 forms a part (see also Rep 4751):

The current road is not suitable for either the construction traffic whilst building or consequential increase in population.

As residents we are responsible for ensuring the estate is maintained which includes a children's play area. If there is an increase in residential properties, there is no way of ensuring this will be maintained. An increase in road vehicles also presents a serious hazard to residents.

Change suggested by respondent:

Any future development adjacent to Parc Pencrug should have separate access.

Attachments: None

Object

Summary of representations:

Un o nifer y gwrthwynebiadau a dderbyniwyd i'r dynodiad tai hwn. Mae'r crynodeb i'w weld isod.

One of number of objections received to this housing allocation. The summary can be seen below.

Summary of representation changes to plan:

Dim byd yn cael ei ddatgan / Nothing stated.

Response:

Yn anghytuno, mae dyraniad y safle o fewn y CDLI at ddibenion preswyl wedi cael ei ystyried yn llawn drwy'r fethodoleg asesu safle. Fel rhan o'r broses asesu hon paratowyd pro fforma safle manwl.

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

Dim Gweithredu / No Action

5300

Object

Document Element: HOM1: Housing Allocations**Respondent:** Mrs Wendy Hill**Summary:**

SR/080/005 (SeC16/h1)

Fy mhrif pryderon am safle SR/080/005 (SeC16/h1 Llandeilo) yw:

- bod hewl sydd yn cario traffig ym Mharc Pencrug yn anaddas i gario traffig trwm yr adeiladwyr â 'r ceir ychwanegol a bwriedir eu hadeiladu.
- bod parc chwarae plant ar ochr y ffordd felly fe fydd mwy o draffig yn beryg.
- ydy'r tai fforddiadwy a bwriedir eu adeiladu ar gyfer teuluoedd Llandeilo yn unig neu o ble byddant yn dod ac oes sicrwydd bydd y tai ddim yn cael eu gosod yn y dyfodol i bobl o dros y ffin?
- pryderaf am y nifer o dai a'r effaith ar yr iaith a diwylliant Gymreig.

—

My main concerns about the SR/080/005 (SeC16/h1 Llandeilo) site are:

- that the road carrying traffic in Parc Pencrug is unfit to carry the builders' heavy traffic with the additional cars from the development.
- there is a children's play park on the side of the road so more traffic will be a danger.
- are the affordable homes intended to be built for Llandeilo families only or where will they come from, and is there a guarantee that the houses will not be let in the future for people from across the border?
- I am concerned about the number of houses and the impact on Welsh language and culture.

Change suggested by respondent:

Dim byd yn cael ei ddatgan

—

Nothing stated

Attachments: None

Object

Summary of representations:

General objection to housing allocations in Llangennech and Bryn, as set out in the summary below.

Summary of representation changes to plan:

Remove allocations from Plan.

Response:

Disagree, the allocation of the sites within the LDP for residential purposes have been subject to full consideration through the site assessment methodology. As part of this assessment process detailed site pro formas have been prepared.

Action:

No Action.

5460

Object

Document Element: HOM1: Housing Allocations**Respondent:** Anne Phillips**Summary:**

General objection to HOM1 allocations in Llangennech and Bryn due to lack of infrastructure, impact on the highway networks, lack of resources to support new families, impact on Welsh language provision, loss of ecology,

Change suggested by respondent:

Remove sites from Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5j9>

Object

Summary of representations:

Respondent questions the removal of two housing allocations in Llandeilo, as set out in the summaries below.

Summary of representation changes to plan:

No change requested.

Response:

There were concerns over the deliverability of these sites. The housing needs of the settlement can be met at more appropriate locations.

Action:

No Action.

5891

Object

Document Element: HOM1: Housing Allocations**Respondent:** Llandeilo Town Council**Summary:**

Why has housing allocation SeC16/h2 in the First Deposit Revised LDP been removed from being identified as a Residential Allocation in the Second Deposit?

Change suggested by respondent:

No change requested

Attachments:

MAP LDP.jpg - <https://carmarthenshire.oc2.uk/a/3r7>

5892

Object

Document Element: HOM1: Housing Allocations**Respondent:** Llandeilo Town Council**Summary:**

Why has housing allocation SeC16/h3 in the First Deposit Revised LDP been removed from being identified as a Residential Allocation in the Second Deposit?

Change suggested by respondent:

No change requested

Attachments:

MAP LDP.jpg - <https://carmarthenshire.oc2.uk/a/3r7>

Object

Summary of representations:

Notes that no further residential development should take place within the settlement of Ty-croes, noting that the local school's capacity is limited and flooding issues exist in the area. The existing provision is sufficient to meet local housing need.

Summary of representation changes to plan:

No changes requested but the representation notes that no further residential development is needed.

Response:

The housing allocations in Tycroes have already been developed, but were built since the base date of the Revised LDP and are therefore allocated to reflect the completed development. Therefore despite the sites being allocated for housing in the Revised Plan they will not in fact result in additional residential development.

Action:

No action.

5538

Object

Document Element: HOM1: Housing Allocations**Respondent:** Cllr Tina Higgins**Summary:**

General Policy objection to HOM1 – no further housing needed in the Tycroes ward:
 Flooding issues - There is already known flooding issues within the ward. Further development could make matters worse.
 Education - Tycroes Primary School is full to capacity. Provision of education to extra children is a real concern with some years currently running to full capacity and children already being refused admission.
 In conclusion, the amount of houses that have been built is more than sufficient to meet local needs.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wp>

PrC1/h2**Object**

Summary of representations:

Seeks a name change to this site in Carmarthen.

Summary of representation changes to plan:

Change of site name.

Response:

The naming of the site is for identification purposes and will not constitute the site's final name, matter to be considered at examination.

Action:

No action.

4784**Object**

Document Element: PrC1/h2

Respondent: Ms Petra Wood

Summary:

PrC1/h2 needs to be renamed to "Land adjoining Lluest y Bryn". Springfield Road is designated to not be able to cope with more traffic and therefore the current name is misleading.

Change suggested by respondent:

change name to avoid misleading

Attachments: None

PrC1/h4

Object

Summary of representations:

Two objections have been received for this site in Carmarthen seeking its removal. The main reason of objection is that a suitable access is unlikely to be delivered. The respondents seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

Remove site from Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

None.

5173

Object

Document Element: PrC1/h4

Respondent: Evans Banks Planning Limited

Summary:

An objection is made to the allocation for residential development at Land off Parc y Delyn (LDP Ref. No. PrC1/h4). It is considered that its continued inclusion will lead to the Plan failing the 3 Tests of Soundness.

An adoptable road to serve the site would be impossible, which in itself would question its deliverability.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6v8>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/6v9>

5254

Object

Document Element: PrC1/h4

Respondent: Mr & Mrs J. T. J. & C.W. Davies

Agent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of Land off parc y Delyn (PrC1/h4) paragraph 2.7.

This new allocation suffers from including Tree Preservation Orders imposed upon specimens at the proposed vehicle access onto Parc-y-Delyn. The site also appears covered in rich flora and fauna and could harbour biodiversity interests.

Change suggested by respondent:

Remove allocation PrC1/h4 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

Support

Summary of representations:

The respondent provides general information on the infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

None.

5620**Support**

Document Element: PrC1/h4

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; 110mm & 250mm water main crossing site

Public Sewerage: No issues

WwTW: Parc y Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC1/h5

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5621

Support

Document Element: PrC1/h5

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; off-site mains required

Public Sewerage: No issues

WwTW: Parc y Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC1/h8**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5622**Support**

Document Element: PrC1/h8**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues; 3" water main crossing site

Public Sewerage: No issues; 150mm foul sewer crossing site

WwTW: Parc y Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC1/h10**Support****Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5453**Support**

Document Element: PrC1/h10

Respondent: Mr P Morris

Agent: JCR Planning Ltd

Summary:

Support for the inclusion of land for residential development – reference PrC1/h10 at Llangynwr, Carmarthen. However, attention is drawn to representation 5452 in which the landowner objects to the non-inclusion of the other portion of their site.

Change suggested by respondent:

Include the whole site as a housing allocation.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4jb>

email - redacted - <https://carmarthenshire.oc2.uk/a/5kr>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5ks>

site plan - redacted - <https://carmarthenshire.oc2.uk/a/6b9>

Support**Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5623

Support

Document Element: PrC1/h10**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues

WwTW: Parc y Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove site from Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5571

Object

Document Element: PrC1/h10**Respondent:** Philip Evans**Summary:**

The inclusion of this site in Carmarthen is objected to on the basis that the proposed development is approached from the direction of Cwmffrwd near a corner and a brow of a hill, making access to the site dangerous. This development further urbanises a currently rural area. As such it will complete the ruination of the area.

Change suggested by respondent:

Remove site from Plan

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wk>

PrC1/h12

Support

Summary of representations:

■ Respondents support the inclusion of the site as a residential allocation.

Summary of representation changes to plan:

■ No change

Response:

■ Support welcomed

Action:

■ No action

5059

Support

Document Element: PrC1/h12

Respondent: Mr P. Evans

Agent: Evans Banks Planning Limited

Summary:

■ Support for the inclusion of site ref PrC1/h12 as a residential allocation in Abergwili:

Our clients welcome and SUPPORT the decision of the Authority to concur with the representations previously made (candidate site SR/021/048). We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

Change suggested by respondent:

■ No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5bn>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5by>

5625

Support

Document Element: PrC1/h12

Respondent: Dwr Cymru/Welsh Water

Summary:

■ Water Supply: No issues; off-site mains required

■ Public Sewerage: No issues; off-site mains required

■ WwTW: Parc y Splotts – no issues

Change suggested by respondent:

■ No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC1/MU1**Object****Summary of representations:**

The respondents seek the removal of the site, mainly for the reason of non-delivery over many years. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5252**Object**

Document Element: PrC1/MU1

Respondent: Mr & Mrs J. T. J. & C.W. Davies

Agent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of West Carmarthen (PrC1/MU1). The main reasons for the objection relate to the slow delivery rate on the site which has been allocated for some time, parts of which were previously allocated within the Carmarthen District Local Plan (1997), and subsequent Carmarthenshire Unitary Development Plan (2003). The main developer on the site has sold its last property. Clearly, there is no historic demand for a site of this scale in this part of Carmarthen. More physically challenging sites, such as the Roman Park site in Llangunnor by Redrow Homes, and the Mount Pleasant site, also in Llangunnor, by Lovell Homes have come forward, and been fully completed, long before West Carmarthen.

Change suggested by respondent:

Remove allocation PrC1/MU1 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

5282

Object

Document Element: PrC1/MU1**Respondent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of West Carmarthen (PrC1/MU1). The main reasons for the objection relate to the slow delivery rate on the site which has been allocated for some time, parts of which were previously allocated within the Carmarthen District Local Plan (1997), and subsequent Carmarthenshire Unitary Development Plan (2003). The main developer on the site has sold its last property. Clearly, there is no historic demand for a site of this scale in this part of Carmarthen. More physically challenging sites, such as the Roman Park site in Llangunnor by Redrow Homes, and the Mount Pleasant site, also in Llangunnor, by Lovell Homes have come forward, and been fully completed, long before West Carmarthen.

Change suggested by respondent:

That the allocated site be reduced in size to total only 300 units.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/639>

Representation statement - redacted - <https://carmarthenshire.oc2.uk/a/63v>

PrC1/MU2

Object

Summary of representations:

A number of objections have been received to this housing allocation. Reasons cited include the site's location being divorced from facilities, the site being in a business area, and that there is no end user for the site. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5253**Object****Document Element:** PrC1/MU2**Respondent:** Mr & Mrs J. T. J. & C.W. Davies**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Pibwrlwyd (PrC1/MU2). The Council published and subsequently adopted Supplementary Planning Guidance on "Pibwrlwyd" in 2014 which cited that residential use on this site is not considered appropriate. No explanation has been provided within the supporting text to LDP policies to warrant a dramatic departure from the adopted SPG. The site is completely and physically divorced from established housing at Pensarn and Llangunnor. It is physically separated by foot from local schools, community facilities and play facilities by the A40 / A48 trunk road network, with only a dark and insecure pedestrian underpass linking it to the Pensarn Commercial Area. New housing at this location would accordingly be quite alien in form to the long established business and education uses at Pibwrlwyd.

Change suggested by respondent:

Remove allocation PrC1/MU2 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

5345**Object****Document Element:** PrC1/MU2**Respondent:** Evans Banks Planning Limited**Summary:**

The Allocated Site at Pibwrlwyd is substantial in overall size, contributing 14.6% towards that overall cluster total. That equates to one new house in every seven in the Carmarthen Cluster is being promoted at an "out-of-town" location, divorced from community facilities. After over 20 years of UDP and LDP Plan Periods, only Welsh Government have enacted upon the Mixed-Use allocation, as evidenced at Cabna Court. Coleg Sir Gar in contrast over this time have not even undertaken any known marketing campaign to realise the asset bestowed upon by the above two Development Plans. We submit that the Allocated Site be dramatically reduced in scale to only include the area about Cabna Court and Heol Glasdwr for employment purposes (B1, B2 & B8). The area about Coleg Sir Gar at Pibwrlwyd Lane could benefit from perhaps one sole modest field enclosure to allow for educational expansion. The remaining field enclosures, being the bulk of central 20 hectares, should be omitted from the allocation. The proposed housing allowance should be re-allocated elsewhere in Carmarthen to more sustainable Candidate Sites.

Change suggested by respondent:

Reduce and remove the housing element of the allocation.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6rf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6rg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6rh>

5384

Object

Document Element: PrC1/MU2**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

BDW is concerned that whilst this is a major urban extension to the south of Carmarthen, there is no confirmation that an end user is in place in the form of a residential developer to deliver the quantum of development proposed within the Plan period. The deliverability of this site is therefore questionable.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5626

Support

Document Element: PrC1/MU2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: HMA may be required; 3" water main crossing site

Public Sewerage: HMA may be required; 150mm foul and 225mm foul sewers crossing site

WwTW: Parc y Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC1/h1**Object****Summary of representations:**

The respondent's summary is set out below

Summary of representation changes to plan:

Remove the site from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5255**Object**

Document Element: SeC1/h1

Respondent: Mr & Mrs J. T. J. & C.W. Davies

Agent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of Cae Canfas Pontyates (SeC1/h1). This site in Pontyates was allocated in 2014 in the Local Development Plan, and yet no applications for planning permission have been submitted in the entire 8 years of the Plan Period.

Change suggested by respondent:

Remove allocation SeC1/h1 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

SeC1/h4

Object

Summary of representations:

The respondent's consultation response is set out below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action

5076

Object

Document Element: SeC1/h4

Respondent: Evans Banks Planning Limited

Agent: Evans Banks Planning Limited

Summary:

The proposed allocation in Pontyates 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

Despite having almost 10 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. The Council's decision to allocate the land appears to not have been done so on credible or robust evidence.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/64w>

Submission Letter - <https://carmarthenshire.oc2.uk/a/64f>

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No Change to the Plan

Response:

Support Welcomed

Action:

No action

5627

Support

Document Element: SeC1/h4

Respondent: Dwr Cymru/Welsh Water

Summary:

Pontyates

Water Supply and Public Sewerage:

No issues; offsite mains required

WwTW

Pontyates – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Sec2/h2

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action

5628

Support

Document Element: Sec2/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Ferryside

Water Supply and Public Sewerage

No issues

WwTW

Ferryside – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV1/h1

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5257

Object

Document Element: SuV1/h1

Respondent: Mr & Mrs J. T. J. & C.W. Davies

Agent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of Fronheulog Cwynwyl Elfed (SuV1/h1) para 2.10

Change suggested by respondent:

Remove allocation SuV1/h1 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

SuV4/h1**Object****Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5174**Object**

Document Element: SuV4/h1

Respondent: Evans Banks Planning Limited

Summary:

In summary, we object to the inclusion of the allocation in question (in Bronwydd) 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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6v6>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/6v7>

Support**Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5629

Support

Document Element: SuV4/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Bronwydd

Water Supply: No issues

Public Sewerage: No issues

WwTW: Bronwydd – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV10/h1

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4698

Support

Document Element: SuV10/h1**Respondent:** Mr Rhodri Walters**Agent:** JMS Planning & Development Ltd**Summary:**

Support is given to this allocated site (in Peniel) by Mr R Walters is nearing completion and has been a successful site. Mr Walters wishes to expand the site to the South to provide a further allocated site for circa 5 dwellings to the rear of Craig Goch (which is dealt with under representation 4708).

Change suggested by respondent:

No change to Plan.

Attachments:ISA - <https://carmarthenshire.oc2.uk/a/tqn>Location Plan - <https://carmarthenshire.oc2.uk/a/tqy>Letter - <https://carmarthenshire.oc2.uk/a/549>

SuV10/h2**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5630**Support**

Document Element: SuV10/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Peniel

Water Supply: No issues

Public Sewerage: No issues; offsite sewers required

WwTW: Parc-y-Splotts – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object**Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove the site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4710

Object

Document Element: SuV10/h2**Respondent:** Mrs Sarah Macdonald**Summary:**

The respondent objects to the site for the following reasons:

- Increased Traffic and access problems in the village, access would be from/to a very busy main road. The stretch of the road where the new access would be is a straight part of the road where cars often overtake, even though the speed limit is 40.
- Drainage Problems on the land.
- Rural area - increasing the number of properties in a small rural Welsh village thus increasing the village population
- Capacity of the village School
- Loss of existing views for residents

Change suggested by respondent:

Remove this field from the LDP

Attachments: None

SuV11/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5631

Support

Document Element: SuV11/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues
 Public Sewerage: No issues; 6" foul sewer crossing site
 WwTW: Alltwallis – limited capacity

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV12/h1

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4756

Support

Document Element: SuV12/h1

Respondent: Miss Miriam Jones

Summary:

As a young person from this village, I am relieved to see that there are plans to develop more housing, which will include affordable properties. I am currently out- priced from my own community, and would welcome an opportunity to be able to afford to remain within my 'milltir sgwâr'. Of course this must be done sensitively, but the future of this community will depend on young families being able to afford to buy and live here. We have already lost our post office, village shop, pub - this rural Welsh community will be lost if this continues.

Change suggested by respondent:

No Change

Attachments: None

Object

Summary of representations:

A number of objections have been received to this housing allocation. The main objections relate to poor access, infrastructure concerns, the loss of views, drainage concerns and loss of wildlife habitat. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5256

Object

Document Element: SuV12/h1**Respondent:** Mr & Mrs J. T. J. & C.W. Davies**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Gwyn Villa Llanpumsaint (SuV12/h1) as it has been allocated since 2014 in the LDP, and yet no applications for planning permission have been submitted in the entire 8 years of the Plan Period.

Change suggested by respondent:

Remove allocation SuV21/h1 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/4th>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/648>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/649>

4825

Object

Document Element: SuV12/h1**Respondent:** Mrs Dilys Reynolds**Summary:**

The land is unstable, and boggy. There is poor access and exits. there would be a huge increase of traffic in a 30mph zone. a very rural area with many agricultural vehicles going passed. village infrastructure wouldn't cope as only three buses a day, school bus full already. no facilities in the village.

Change suggested by respondent:

Scrap it-not feasible.

Attachments: None

4929

Object

Document Element: SuV12/h1**Respondent:** Mrs Helen Thomas**Summary:**

This would ruin the views and space behind a number of properties that border the field. Most importantly though the access would be on to an extremely narrow (unlined) 30mph road that is heavily used by agricultural traffic. The field itself floods constantly and is a just a huge bog. The village has no infrastructure for this sort of development, there are only 3 buses a day, and no facilities apart from a tiny school and a hairdresser. The school bus to town is full. It's a completely ludicrous suggestion.

Change suggested by respondent:

Abolish it. Plenty of other fields that would have better access, would be more structurally sound, and wouldn't affect so many families living around it. But if the council has to put a new estate in Llanpumsaint, a huge cash injection will need to be put in to better the infrastructure.

Attachments: None

4932

Object

Document Element: SuV12/h1**Respondent:** Mr James Brown**Summary:**

The access road is unsuitable for traffic to be turning out of a junction. The field is extremely soggy and any drainage proposed would mean the water would run down onto me and my neighbours properties thus creating a big issue for us. I don't believe that the infrastructure of the village would cope with another 20-30 houses as the roads are not brilliant and this would mean an increase in the traffic levels. We currently enjoy the peace and privacy of this village as do many others and this would be compromised.

Change suggested by respondent:

The plan should not go ahead

Attachments: None

4933

Object

Document Element: SuV12/h1**Respondent:** Mr David Icke**Summary:**

Unsuitable ground for housing as it is a natural bog-there are better suited parts of the field for development that are closer to the road and therefore would have better access and have less issues with drainage. Current services, such as sewerage, roads that access Llanpumsaint village, and the primary school need further immediate investment in order to have adequate provision for extra housing of that amount.

Change suggested by respondent:

- * Reduce number of houses in proposed development.
- * Move proposed development alongside road frontage or to field with more suitable drainage.
- * Increase proportion of houses available as first properties/affordable homes for young people & families.

Attachments: None

4937

Object

Document Element: SuV12/h1**Respondent:** Ms Clare Bishop**Summary:**

I am concerned about the number of houses to be built on the site; the ability of the village sewage system to accommodate the additional dwellings; the road access from the site onto the main road; the visual impact of the dwellings on neighbouring properties; the quality of the land (extremely damp); impact on wildlife through loss of habitat

Change suggested by respondent:

Select an alternative site and reduce the number of dwellings

Attachments: None

5175

Object

Document Element: SuV12/h1**Respondent:** Evans Banks Planning Limited**Summary:**

An objection is made to the inclusion of the site, the main reason is the lack of delivery during the time the site has been allocated in the current LDP. The allocation should be removed to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6v4>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/6v5>

5292

Object

Document Element: SuV12/h1**Respondent:** Suzanne Bowen**Summary:**

SuV12/h1

Objects to the above allocation due to drainage concerns, privacy concerns, and because their property will drop in value.

Change suggested by respondent:

Remove site from Plan

Attachments: None

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5632

Support

Document Element: SuV12/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues; 110mm water main crossing site
 Public Sewerage: No issues; 150mm foul sewer crossing site
 WwTW: Llanpumsaint – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>
 Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV14/h1

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4658

Support

Document Element: SuV14/h1**Respondent:** Datblygiadau Moelfre Dev Ltd Kevin Thomas**Agent:** Geraint John Planning Luke Harrell**Summary:**

We are writing to support the reallocation of site SuV14/h1 for the following reasons:

- The site adjoins Rhydargaeau and represents the sensitive rounding off of the settlement.
- The site has been heavily assessed through the Candidate Site Process, and its reallocation advocates its acceptability.
- It promotes a scheme comprising both open market and affordable dwellings to meet housing demand.
- It falls outside of the Phosphate Catchment Area.
- The landowner has worked proactively since the site's previous allocation and carried out Pre-application Consultation with intentions to submit an application and obtained supporting reports (flooding and ecological) to outline the site's acceptability.

Change suggested by respondent:

No change to Plan

Attachments:

Flood Consequences Assessment - <https://carmarthenshire.oc2.uk/a/5f6>

5069

Support

Document Element: SuV14/h1

Respondent: Moelfre Developments Ltd

Agent: Evans Banks Planning Limited

Summary:

Support for the inclusion of site ref SuV14/h1 as a residential allocation in Rhydargaeau:

Our clients welcome and SUPPORT the decision of the Authority to concur with the representations previously made (candidate site SR/045/010). We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5qt>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5q3>

Object

Summary of representations:

The respondent is concerned about play space provision should the site be developed.

Summary of representation changes to plan:

No change specified.

Response:

This is a matter that would relate to the determination of a planning application for the site.

Action:

No action.

4901

Object

Document Element: SuV14/h1**Respondent:** Llanllawddog Community Council**Summary:**

The Community Council is concerned that the developer in phases 1 and 2 of the development at Cefn Farm has so far not provided public open spaces / play areas the LDP be amended so that site reference SuV14/h1 at Cefn Farm, Rhydargaeau encompasses play areas and which should be of the highest quality.

Given the lack of any play areas in Rhydargaeau, which has been identified by the County Council's Parks Department, the Council is concerned how much residential development in Rhydargaeau could be sustained before play areas are developed.

Change suggested by respondent:

The Council requests that the LDP be amended so that site reference SuV14/h1 at Cefn Farm, Rhydargaeau encompasses play areas and which should be of the highest quality. As the site will have in excess of 5 or more units proposed, the Council requests that the developer is required to enter into a Section 106 Agreement to contribute towards open space in accordance with the County Council's open space standards.

There is a duty under the Well-Being of Future Generations Act to maintain and enhance the resilience of our ecosystems for our own continued existence and for future generations. The Council would wish to see a grassed play area to enhance the resilience of the eco-system as opposed to plastic grass and chopped up plastic mulch. The public open space / play area should also lend itself to the planting of trees, shrubs, flowers and sensory plants.

Attachments: None

SuV17/h1**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change

Response:

Information welcomed

Action:

No Action

5633**Support**

Document Element: SuV17/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Nantgaredig - No issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object**Summary of representations:**

Objection to housing allocation SuV17/h1 in Nantgaredig, for the reason set out in the summary below.

Summary of representation changes to plan:

Remove site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action

4723

Object

Document Element: SuV17/h1**Respondent:** Mr Christopher Williams**Summary:**

Objection to housing allocation SuV17/h1. The vehicular access to Nantgaredig is inadequate for the proposed development.

Change suggested by respondent:

Remove allocation from Revised LDP.

Attachments:

SuV19/h2

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5634

Support

Document Element: SuV19/h2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues; 6" foul sewer crossing site

WwTW: Llanddarog – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV20/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change to the Plan.

Response:

Information welcomed.

Action:

No action.

5635

Support

Document Element: SuV20/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply

No issues; off-site mains required; 21" trunk main close to site – may require easement

Public Sewerage

No issues

WwTW

Llanddarog – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed.

Action:

No action.

5033

Support

Document Element: SuV20/h1**Respondent:** Mr A Yelland**Agent:** Evans Banks Planning Limited**Summary:**

Support the inclusion of the site within the Plan. The respondent notes that the site would represent a logical extension to the settlement and outlines the site's appropriate infrastructure.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/59c>

Submission attachment - <https://carmarthenshire.oc2.uk/a/59d>

Object

Summary of representations:

Mae'r crynodebau isod yn nodi gwrthwynebiadau i gynnwys y safle gan nodi pryderon dros effaith ar draffig a phrifyfyrdd; seilwaith dŵr a charthffosiaeth; dŵr arwynebol a llifogydd.

The summaries below note objections to the site's inclusion citing concerns over traffic and highway impact; water and sewerage infrastructure; surface water and flooding.

Summary of representation changes to plan:

Dim newidiad i'r Cynllun.

No change to the Plan.

Response:

Yn anghytuno, mae dyraniad y safle o fewn y CDLI at ddibenion preswyl wedi cael ei ystyried yn llawn drwy'r fethodoleg asesu safle. Fel rhan o'r broses asesu hon paratowyd pro fforma safle manwl.

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

Dim gweithred.

No action.

5287

Object

Document Element: SuV20/h1**Respondent:** Mudiad Amddiffyn Porthyrhyd

Summary:

Mae MAP yn ymwybodol iawn bod angen datblygu er mwyn cadw pentrefi'n fyw yn ogystal a diwallu'r angen yn lleol am gartrefi fforddiadwy a chartrefi o safon i'w rhentu. Ond mae MAP yn pryderu hefyd am yr ardrawiadau a ddaw yn sgil rhai datblygiadau ac yn dadlau y dylai unrhyw ddatblygiad ym Mhorth-y-rhyd fod yn gydnaws a chymeriad y pentref ac wedi'i godi ar safle sy'n addas.

Cyflwynir tri gwrthwynebiad am y newidiadau ym Mhorth-y-rhyd. Mae'r gwrthwynebiad hwn yn ymwneud a safle preswyl SuV20/h1. Mae'r sylwadau'n nodi hanes y safle as yn nodi'r gwrthwynebiadau fel a ganlyn:.

- Tresmasu i dir agored
- Colli tir amaethyddol
- Colli ardal werdd
- Ardrawiad andwyol ar gartrefi sy'n ffinio
- Colli tir draeniad pwysig
- Parthau llifogydd
- Y bibell ddŵr
- Mynedfa
- Problemau llifogydd a dwr glaw
- Y system garthffosiaeth

MAP is fully aware of the need for development to keep villages alive and viable and create affordable homes and decent rental accommodation for local people. However, MAP is also committed to consider the impact of any proposed developments in Porth-y-rhyd and to ensure that any kind of development is in character with the village and is built on a site where there are no issues.

Three objections are submitted for the changes in Porthyrhyd. This objection relates to the housing site SuV20/h1.

The representations sets out the history of the site and detail the objections as follows:

- Encroaching onto open land
- Loss of agricultural land
- Green areas
- Impact on neighbouring properties
- Loss of drainage field
- Flood zones
- Pipeline
- Proposed entrance
- Surface water problems
- Sewerage system

Change suggested by respondent:

Dim byd yn cael ei ddatgan.

Nothing stated.

Attachments:

Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44c>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44d>
 Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/44w>
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Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45c>
Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45d>
Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45w>
Sylwadau / Comments - <https://carmarthenshire.oc2.uk/a/45g>
Comments (translated) - <https://carmarthenshire.oc2.uk/a/45h>
Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45x>
Lluniau / Photos - <https://carmarthenshire.oc2.uk/a/45j>
Representation form original - redacted - <https://carmarthenshire.oc2.uk/a/63r>
Representation form translated - redacted - <https://carmarthenshire.oc2.uk/a/63s>

5474**Object****Document Element:** SuV20/h1**Respondent:** Mair Evans

Summary:

Gwrthwynebiad i SuV20/h1

Rwy'n gwrthwynebu am y rhesymau canlynol:

Nid oes manylion ar gael i'r cyhoedd ar yr adeg hon yn y broses parthed y math o ddatblygiad nac ychwaith nifer y tai. Mae'r 5+ braidd yn amwys a gwyddom o'r gorau sut all y niferoedd chwyddo. (e.e. Lovells 32 - 52 a safle arfaethedig Wernfraith 27 - 42).

Gwrthodwyd y safle hwn yn y gorffennol yn dilyn misoedd lawer o gynnal profion ac asesiadau gwahanol, o ymgynghori gyda'r asiantaethau perthnasol ac o goladu ffeiliau o dystiolaeth o amrywiol ffynonellau. Gwrthod oedd barn yr Ymgynghorydd Cynllunio annibynnol ar y pryd. Gwrthod oedd argymhelliad yr Adran Blaengynllunio. Gwrthod oedd dyfarniad yr Arolygydd Annibynnol yn dilyn Gwrandawriad Cyhoeddus a dyna oedd penderfyniad y Cyngor Sir yn seiliedig ar broses cadarn a rhesymegol.

Rwy'n llwyr barchu hawl yr Ymgeisydd i ail gyflwyno'r safle ond er i'r cae gael ei docio y tro hwn mac rhannau ohono yn dal o fewn Parthau Llifogydd C2 a B ac nid yw newid lleoliad mynedfa yn cael gwared o'r holl rwystrau ac ardrawiadau dwys eraill.

Mae prif bibell ddwr yn agos i'r cae. Hyd yma ni dderbyniais ateb i gwestiwn syml:

Faint o le sydd angen ei gadw'n glir o boptu'r bibell fel clustogfa neu Goridor Diogelwch rhag datblygiad?

Mae llawer o broblemau dwys dwr glaw a'r system garthffosiaeth. Teimlaf yn aml bod y drol yn cael ei roi o flaen y ceffyl. Oni ddylid uwchraddio'r isadeiledd cyn caniatáu datblygiadau. Fel arall gall yr ardrawiad fod yn hunllefus fel y gwelwyd eisoes yn y pentref hwn.

Objecting to SuV20/h1

I am objecting for the following reasons:

- there are no details available to the public at this point in the process of the type of development nor the number of houses. The 5+ is a bit vague and we know from the best how the numbers can increase (eg Lovells – 32 – 52 and the Deposit site Wernffraith 27-42).
 - the site was rejected in the past following months of tests and different assessments, from consultation with the relevant agents and of collating files of evidence from various sources. The Independent Planning consultant's opinion was to reject at the time. The Forward Planning Section was to reject. The independent Planning Inspector's decision to reject following the Public Examination, and that was the County Council's decision based on a firm and reasonable process.
 - I fully respect the right of the applicant to re-submit the site but although the field was cropped this time parts of it are still within Flood Zones C2 and B and changing the location of an entrance does not remove all other strong obstructions and setbacks.
 - The main water pipe is close to the field. Up until now, I haven't received an answer to my simple question: How much room is required to keep clear of the pipe as a buffer or safety corridor from development?
- There are many problems of surface water and sewerage system. I often feel that the cart is being put before the horse. Shouldn't the infrastructure be upgraded before development is permitted. Otherwise, the impact can be disastrous as has already been seen in this village.

Change suggested by respondent:

Tynnu dyraniad tai SuV20/h1 o'r Cynllun.

Remove housing allocation SuV20/h1 from the Plan.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5xv>

4796**Object****Document Element:** SuV20/h1**Respondent:** Mrs Ann Gower**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1(land adjacent to Llwyn Henri) in the revised LDP 2018-2033.

Change suggested by respondent:

Remove the allocation.

Attachments: None**4797****Object****Document Element:** SuV20/h1**Respondent:** Mr Andy Haywood**Summary:**

I wish to register my opposition to the inclusion of the above proposed development in the revised LDP 2018-2033, as it would contribute to further potential problems with the ground/surface water and sewerage systems which are already under great demand.

The village of Porthyrhyd has already had significant extra demand put on these services over the years and is in a low lying area where the sustainability of these systems is very finely balanced.

Change suggested by respondent:

Remove the allocation.

Attachments: None**4801****Object****Document Element:** SuV20/h1**Respondent:** Ms Karina Ratty**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP 2018-2033

Change suggested by respondent:

Remove site from the Plan

Attachments: None

4803**Object****Document Element:** SuV20/h1**Respondent:** Mrs Emily Peake-Pitman**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP 2018-2033

Change suggested by respondent:

Remove the site from the Plan

Attachments: None**4804****Object****Document Element:** SuV20/h1**Respondent:** Mr Mark Spragg**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1 (land adjacent to Llywn Henri) in the revised LDP 2018-2033. It has already been determined that the field in question is entirely unsuitable for development due to the area being within flood zones, too close to the main sewerage line and already suffering from existing surface water and sewerage problems.

The implication of building on important natural drainage fields , in fact fields that had been intentionally flooded with untreated sewage by Welsh Water 77 times during 2021 as a necessity, is quite frankly dire.

Change suggested by respondent:

Remove site from Revised LDP

Attachments: None**4805****Object****Document Element:** SuV20/h1**Respondent:** Lisa J Donne**Summary:**

The reasons being the impact it will have on neighbouring properties and the impact of increased traffic through the village. I also have concerns regarding existing problems regarding surface water and floods due to developments due to take place on flood zones.

Change suggested by respondent:

Remove site from Plan.

Attachments: None

4806**Object****Document Element:** SuV20/h1**Respondent:** Mr Rhodri M Donne**Summary:**

The reasons being the impact it will have on neighbouring properties and the impact of increased traffic through the village. I also have concerns regarding existing problems regarding surface water and floods due to developments due to take place on flood zones.

Change suggested by respondent:

Remove site from the Plan

Attachments: None**4807****Object****Document Element:** SuV20/h1**Respondent:** Enfys Davies**Summary:**

Register opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) to the revised LDP 2018 - 2033.

Any development in Porthyrhyd will affect me personally given the appalling conditions of the sewerage system which overflows into my garden. The pump house alongside my home needs updating desperately.

Change suggested by respondent:

Remove site from the plan

Attachments: None**4808****Object****Document Element:** SuV20/h1**Respondent:** Mr & Mrs S Lowe**Petition:** 2 petitioners**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1 land adjacent to Llwynhenri in the revised LDP 2018-2033

Change suggested by respondent:

Remove site from the Plan

Attachments: None

4810**Object****Document Element:** SuV20/h1**Respondent:** Ms Rhiannon Herridge**Summary:**

Objection to the inclusion of SuV20/h1.

Change suggested by respondent:

Exclude the site from the Plan.

Attachments: None**4811****Object****Document Element:** SuV20/h1**Respondent:** Miss Sally Hewes**Summary:**

I wish to register my opposition to the inclusion is SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP 2018 - 2033.

Change suggested by respondent:

Remove site from the Plan

Attachments: None**4812****Object****Document Element:** SuV20/h1**Respondent:** M Raddenbury**Summary:**

Objection to site SuV20/h1. Issues include floods / blockages. Toilet water level in my house rises and raw sewerage comes to the maximum level in the garden out of the manholes.

The pumping station cant cope. Originally Welsh water said a pipe had collapsed from the pumping station to the treatment works they repaired the pipe but we are still getting raw sewerage in the garden and its its still coming back in to the house .

There is no way another development will help with the problems we are already dealing with !

This is raw sewerage and it isnt going away .

Change suggested by respondent:

Remove the site from the Plan.

Attachments: None

4861**Object****Document Element:** SuV20/h1**Respondent:** Ann Hunter**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1 (land adjacent to Lloyd Henri) in the revised LDP 2018-2033.

Change suggested by respondent:

Remove site from the Plan

Attachments: None**4867****Object****Document Element:** SuV20/h1**Respondent:** Mr William Hunt**Petition:** 2 petitioners**Summary:**

I wish to register our opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP 2018 – 2023.

Change suggested by respondent:

Remove site from the Plan

Attachments: None**5053****Object****Document Element:** SuV20/h1**Respondent:** B Harkin**Summary:**

I wish to register my complete opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP 2018-2033.

I feel that this a totally unsuitable site for any sort of development.

Change suggested by respondent:

Remove site from the Plan

Attachments: None

5294**Object****Document Element:** SuV20/h1**Respondent:** Ann Gruffydd Rhys**Summary:**

SuV20/h1

Gofrestru fy ngwrthwynebiad llwyr i gynnwys y safle a enwir SuV20/h1

Objects to the allocation of SuV20/h1

Change suggested by respondent:

Di-ddyrannu'r safle o'r Cynllun

De-allocated the site from the Plan

Attachments: None**5307****Object****Document Element:** SuV20/h1**Respondent:** Mr Rhodri Lewis**Summary:**

I wish to register my opposition to the inclusion of SuV20/h1 on the revised LDP 2018 - 2033 and the change of boundary to include the field near Ty Cynheidre. I'm worried that the inclusion of both of these will eventually result in further development within the village and will have a detrimental impact on the valley floor and will further impact the current sewerage and surface water problems. Problems that we have experienced directly over the past 10 years.

Change suggested by respondent:

Remove site from Plan

Attachments: None**5347****Object****Document Element:** SuV20/h1**Respondent:** Mrs Miriam Biddle**Summary:**

Objection to the allocated site

Change suggested by respondent:

Remove site from Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/6rv>email - redacted - <https://carmarthenshire.oc2.uk/a/6rb>

5310

Object

Document Element: SuV20/h1

Respondent: Mr Gerwyn Rhys

Summary:

Ysgrifennaf i gofrestru fy ngwrthwynebiad llwyr i gynnwys Safle SuV20/h1 yn y CDLI. Roedd gwrthwynebiad chwyrn i'r safle hwn gan bobl y pentref nôl yn 2014. Bryd hynny cafodd y safle ei wrthod yn unfrydol gan Ymgynghorydd Cynllunio Annibynnol ac Arolygydd Cynllunio Annibynnol. Cafodd y safle hefyd ei wrthod gan Adain Blaen-gynllunio'r Cyngor ar ôl gwneud 'asesiadau trylwyr'. Roedd y pryderon ynghylch y safle ar y pryd yn cynnwys y ffaith bod rhan o'r safle ar barth llifogydd a bod yna eisoes broblemau'n ymwneud â llif dŵr glaw ar y safle a chapasiti'r system garthffosiaeth. Nid yw'r problemau hyn wedi diflannu nac wedi newid. Po fwyaf o ddatblygu fydd yn digwydd yn y pentref, y mwyaf o straen fydd ar y seilwaith carthffosiaeth a dŵr glaw, sydd eisoes yn methu ymdopi. Yn 2021 cafodd carthion heb eu trin eu rhyddhau i afon Gwendraeth Fach 77 o weithiau, gan Dŵr Cymru, o'r bibell ym Mhontfaen – dim ond un enghraifft yw hyn. Mae'r safle ger Llwyn Henri yn aml yn ddirlawn ar ôl glaw trwm ac yn aml gwelir llynnoedd o ddŵr yn sefyll arno, ac mae dŵr hefyd yn llifo i lawr y ffordd fach sy'n mynd heibio i fynedfa Llwyn Henri (hen heol Gelli-ddu Fach) – byddai unrhyw ddatblygu ar y safle hwn yn golygu colli amsugfa ddŵr naturiol a gwerthfawr a byddai'n anochel yn arwain at waethygu problemau llifogydd a charthffosiaeth yn y pentref.

I object to the inclusion of the SuV20/h1 Site in the LDP. There was vehement opposition to this site from the people of the village back in 2014. At that time the site was unanimously rejected by an Independent Planning Consultant and an Independent Planning Inspector. The site was also rejected by the Council's Forward Planning Section after 'thorough assessments' were made. Concerns about the site at the time included the fact that part of the site was on a flood zone and that there were already issues with rainwater flow at the site and sewerage system capacity. These problems have not gone away or changed. The more development takes place in the village, the more strain there will be on the sewerage and rainwater infrastructure, which is already unable to cope. In 2021 untreated sewage was discharged into the River Gwendraeth Fach 77 times, by Welsh Water, from the pipeline at Pontfaen – this is just one example. The site near Llwyn Henri is often devastated after heavy rains and lakes of water are often seen standing on it, and water also flows down the minor road passing the entrance to Llwyn Henri (the former Gelli-ddu Fach road) – any development on this site would mean the loss of a valuable natural water absorber and would inevitably lead to exacerbation of flooding and sewerage problems in the village.

Change suggested by respondent:

Tynnu'r dyraniad a'r safle o'r terfynau datblygu

Remove the allocation and the site from the development limits.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6g3>

5408

Object

Document Element: SuV20/h1

Respondent: Gwenda Griffiths

Summary:

I would like to register my opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) Porthyrhyd

Change suggested by respondent:

Remove from the Plan.

Attachments:

representation letter - redacted - <https://carmarthenshire.oc2.uk/a/5m3>

5409

Object

Document Element: SuV20/h1

Respondent: Christopher Short

Summary:

I wish to register my opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP. Reasons for the opposition include adding to the already existing sewerage and surface water problems, and an increase in traffic levels.

Change suggested by respondent:

Remove from the Plan.

Attachments:

representation letter - redacted - <https://carmarthenshire.oc2.uk/a/5mt>

5410

Object

Document Element: SuV20/h1

Respondent: Marian Short

Summary:

I wish to register my opposition to the inclusion of SuV20/h1 (land adjacent to Llwyn Henri) in the revised LDP. Porthyrhyd is a small village on the valley floor, within flood zones and with already existing sewerage and surface water problems. Any developments will further exacerbate this situation. Concern is also had to an increase in traffic levels in the village.

Change suggested by respondent:

Remove from the Plan.

Attachments:

representation letter - redacted - <https://carmarthenshire.oc2.uk/a/5ms>

5411

Object

Document Element: SuV20/h1

Respondent: Amanda Jones

Summary:

I wish to register my opposition to the inclusion of SuV20/h1 in the revised LDP.

Change suggested by respondent:

Remove from the Plan.

Attachments:

representation letter - redacted - <https://carmarthenshire.oc2.uk/a/5mr>

5416**Object****Document Element:** SuV20/h1**Respondent:** M M Jones**Summary:**

Hoffwn gofrestru fy ngwrthwynebiad i gynnwys SuV20/h1 yn y CDLI.

I would like to register my objection to including SuV20/h1 in the LDP.

Change suggested by respondent:

Tynnu oddi ar y cynllun.

Remove from the Plan.

Attachments:

representation letter - redacted - <https://carmarthenshire.oc2.uk/a/5zy>

5477**Object****Document Element:** SuV20/h1**Respondent:** Glanville & Anne Evans**Petition:** 2 petitioners**Summary:**

We wish to register our opposition to the inclusion of SuV20/h1 in the revised LDP.. The main reason for our opposition to this inclusion is that we are concerned by the detrimental impact that any developments will have on our village of Porthyrhyd, which already has existing sewage and surface water problems.

Change suggested by respondent:

Remove the site from the Plan.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5x9>

5429**Object****Document Element:** SuV20/h1**Respondent:** Mr Gerwyn Rhys

Summary:

Ysgrifennaf i gofrestru fy ngwrthwynebiad llwyr i gynnwys Safle SuV20/h1 yng CDLI. Roedd gwrthwynebiad chwyrn i'r safle hwn gan bobl y pentref nôl yn 2014. Bryd hynny cafodd y safle ei wrthod yn unfrydol gan Ymgynghorydd Cynllunio Annibynnol ac Arolygydd Cynllunio Annibynnol. Cafodd y safle hefyd ei wrthod gan Adain Blaen-gynllunio'r Cyngor ar ôl gwneud 'asesiadau trylwyr'. Roedd y pryderon ynghylch y safle ar y pryd yn cynnwys y ffaith bod rhan o'r safle ar barth llifogydd a bod yna eisoes broblemau'n ymwneud â llif dŵr glaw ar y safle a chapasiti'r system garthffosiaeth. Nid yw'r problemau hyn wedi diflannu nac wedi newid. Po fwyaf o ddatblygu fydd yn digwydd yn y pentref, y mwyaf o straen fydd ar y seilwaith carthffosiaeth a dŵr glaw, sydd eisoes yn methu ymdopi. Yn 2021 cafodd carthion heb eu trin eu rhyddhau i afon Gwendraeth Fach 77 o weithiau, gan Dŵr Cymru, o'r bibell ym Mhontfaen – dim ond un enghraifft yw hyn. Mae'r safle ger Llwyn Henri yn aml yn ddirlawn ar ôl glaw trwm ac yn aml gwelir llynnoedd o ddŵr yn sefyll arno, ac mae dŵr hefyd yn llifo i lawr y ffordd fach sy'n mynd heibio i fynedfa Llwyn Henri (hen heol Gelli-ddu Fach) – byddai unrhyw ddatblygu ar y safle hwn yn golygu colli amsugfa ddŵr naturiol a gwerthfawr a byddai'n anochel yn arwain at waethygu problemau llifogydd a charthffosiaeth yn y pentref.

I write to register my absolute opposition to the inclusion of the SuV20/h1 Site in the LDP. There was vehement opposition to this site from the people of the village back in 2014. At that time the site was unanimously rejected by an Independent Planning Consultant, an Independent Planning Inspector and the Forward Planning Section after 'thorough assessments' were made. Concerns about the site at the time included the fact that part of the site was on a flood zone and that there were already issues with rainwater flow at the site and sewerage system capacity. These problems have not gone away or changed. The more development takes place in the village, the more strain there will be on the sewerage and rainwater infrastructure, which is already unable to cope. In 2021 untreated sewage was discharged into the River Gwendraeth Fach 77 times, by Welsh Water, from the pipeline at Pontfaen – this is just one example. The site near Llwyn Henri is often devastated after heavy rains and lakes of water are often seen standing on it, and water also flows down the minor road passing the entrance to Llwyn Henri (the former Gelli-ddu Fach road) – any development on this site would mean the loss of a valuable natural water absorber and would inevitably lead to exacerbation of flooding and sewerage problems in the village.

Change suggested by respondent:

Tynnu oddi ar y cynllun.

Remove from the Plan.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6g4>

5478

Object

Document Element: SuV20/h1**Respondent:** Glan Davies**Summary:**

Rwyf am ddatgan fy ngwrthwynebiad i gynnwys Safle SuV20/h1 – y cae ger Llwyn Henri. Fel ffermwr dydw i ddim am weld colli cae amaethyddol arall. Mae'n bwysig cadw caeau ar gyfer y dyfodol. Mae hefyd yn braf medru edrych allan drwy'r ffenest ar gaeau gwyrdd. Mae'n dda i'r iechyd.

Mae'r cae yma hefyd yn bwysig ar gyfer draenio'r dwr glaw sy'n llifo o'r tir uwch y tu ol iddo. Os bydd hwn yn diflannu bydd mwy mwy eto o broblemau i'r bobl sy'n byw yma.

I want to express my objection to the inclusion of Site SuV20/h1 - the field near Llwyn Henri, Porth-y-rhyd. As a farmer I don't want to see another agricultural field being lost. It is important to keep fields for the future. It's also nice to be able to look out of the window at green fields. It's good for someone's health.

This field is also important for draining the rainwater that flows from the higher ground behind it. If this disappears there will be even more problems for the people who live here.

Change suggested by respondent:

Tynnu'r safle o'r Cynllun

Remove the site from the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5x8>

5805

Object

Document Element: SuV20/h1**Respondent:** Stephen Price**Summary:**

Please include my Email with any other objections, any further housing developments in or around Porthyrhyd will overwhelm the drainage and sewerage infrastructure.

Change suggested by respondent:

Remove site from the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5cm>

email 2 - redacted - <https://carmarthenshire.oc2.uk/a/5cn>

5479

Object

Document Element: SuV20/h1**Respondent:** E. & J. H. Jones**Petition:** 2 petitioners**Summary:**

As owners of Maenllwyd and Nantlais — the two properties adjacent to the proposed development site SuV20/1ha — we strongly object to this site being included in the revised Local Development Plan 2018 — 2033.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/5x7>

5480

Object

Document Element: SuV20/h1**Respondent:** Mr Brian Evans**Summary:**

Rwy'n cofrestru fy ngwrthwynebiad i gynnwys safle ymgeisydd SuV20/h1. Er gwaethaf y ffaith ei fod wedi cael ei WRTHOD ar sail dadleuon cadarn Cynllunio gan nifer o bleidiau, mae bellach yn cael ei gyflwyno a'i gynnig eto fel safle posibl ar gyfer datblygu.

I register my opposition to the inclusion of candidate site SuV20/h1. Despite the fact that it was REFUSED on the basis of sound Planning arguments by numerous parties it is now presented and proposed again as a possible site for development.

Change suggested by respondent:

Tynnu dyraniad tai SUv20/h1 o'r Cynllun.

Remove housing allocation SuV20/h1 from the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5x6>

PrC2/h1

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change

Response:

Support Welcomed

Action:

No action

5637

Support

Document Element: PrC2/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply and Public Sewerage:
No issues; off-site water mains required

WwTW:
Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

The respondents object to the allocation of the site as it has remained undeveloped within the Development Plan. Their objections is set out within their representation

Summary of representation changes to plan:

Remove the site from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action.

5264

Object

Document Element: PrC2/h1**Respondent:** Mr C Hurley**Agent:** Evans Banks Planning Limited**Summary:**

Objection to site at Beech grove. PrC2/h1 has remained allocated for 10 units for the last 20 years in Development Plans. No application for planning permission has even been lodged at the site

Change suggested by respondent:

Remove site PrC2/h1 from the Plan.

Attachments:

Site and Location Plan of new site - <https://carmarthenshire.oc2.uk/a/4ty>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/645>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/646>

5275

Object

Document Element: PrC2/h1**Respondent:** Dr D Gravell**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Beech grove (PrC2/h1) –

Beech Grove at Pwll (PrC2/h1) has remained allocated for 10 units for the last 10 years in Development Plans. No application for planning permission has even been lodged at the site

Change suggested by respondent:

Remove HOM1 housing allocation PrC2/h1 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43v>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64r>

5236

Object

Document Element: PrC2/h1**Respondent:** Evans Banks Planning Limited**Summary:**

Object to housing allocation PrC2/h1.

Object to the inclusion of the allocation in question 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.

Change suggested by respondent:

Deallocate PrC2/h1 from the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/65y>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/65p>

5421

Object

Document Element: PrC2/h1**Respondent:** Mr B.O. Beynon**Agent:** Evans Banks Planning Limited**Summary:**

HOM1 objection to PrC2/h1. PrC2/h1 has remained allocated for 10 units for the last 10 years in Development Plans.

No application for planning permission has even been lodged at the site

Change suggested by respondent:

Remove site from Plan

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4fj>

ISA - <https://carmarthenshire.oc2.uk/a/4fz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zm>

PrC2/h4

Object

Summary of representations:

The representations relate to the non-delivery of the site despite its ongoing inclusion. The individual summaries are set out below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action

5937

Object

Document Element: PrC2/h4

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

No progress of effort has been made to bring the site forward for a prolonged period. The site is not considered to be deliverable within the Plan period.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

5237

Object

Document Element: PrC2/h4

Respondent: Evans Banks Planning Limited

Summary:

Object to housing allocation PrC2/h4. It is clear from the above that the Council considers that the site is deliverable for the purposes of 210 houses, although it is not clear on what basis this conclusion has been made. We suspect it is purely upon an outline permission granted by the Council as Local Planning Authority also acting as landowners.

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.

We are led to believe that there is also no active marketing strategy for the development and the Council being the landowners are merely seeking to secure an outline permission on their own land asset.

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

Change suggested by respondent:

Deallocate PrC2/h4 from the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/65m>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/65n>

PrC2/h10

Support

Summary of representations:

The respondent provides general information on their infrastructure for the site.

Summary of representation changes to plan:

No change to the Plan

Response:

Information welcomed

Action:

No action

5638

Support

Document Element: PrC2/h10

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply and Public Sewerage

No issues

WwTW:

Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC2/h10

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

A response has been received from NRW relating to important ecological connectivity. Further evidential work will be required for examination, with the matter to be considered further at examination

Action:

No action

5380

Object

Document Element: PrC2/h10

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

BDW objects to the proposed allocation of this site. We have serious concerns regarding its deliverability. The site is a former quarry and is covered by dense vegetation with complicated access arrangements which are affected by Flood Risk Zone C2 constraints. It has not been demonstrated that this site can be accessed without unacceptable flood risk consequences. The site is also brownfield in nature, and it should be demonstrated that appropriate ground investigation work has been undertaken to demonstrate that the site is viable and deliverable. The site should be removed as a draft allocation from the Deposit Revised LDP.

Change suggested by respondent:

Remove the site from the plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Further evidential work required.

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Further evidential work will be required for examination, with the matter to be considered at examination

Action:

No action.

5726

Object

Document Element: PrC2/h10

Respondent: Natural Resources Wales

Summary:

Site appears to provide important ecological connectivity features. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and your Authority's duty under Section 6, Part 1 of the Environment (Wales) Act 2016. The Well-Being of Future Generations (Wales) Act and the Environment (Wales) Act provide a duty to maintain and enhance the resilience of ecosystems.

- PrC2/h10 The Dell, Furnace, Llanelli

Following discussions on this allocation it was confirmed that the surrounding woodland will be retained to maintain a green corridor providing connectivity with the main woodland and the Dell. The mitigation required may reduce the amount of land available for development and the site would need to be allocated on this principle to ensure the soundness of the plan.

Change suggested by respondent:

Change to Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC2/h15**Support****Summary of representations:**

The respondent supports the allocation of the site

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed. The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5313**Support**

Document Element: PrC2/h15

Respondent: Tata Steel Europe Limited

Agent: Gareth Barton

Summary:

Strongly support the proposed residential allocation PrC2/H15 (Land at Maeryrddafen Road, Llanelli). The proposed allocation provides for approximately 94 new homes on the site.

The proposed allocation reflects that the site benefits from an extant outline planning permission for a residential development of up to 94 dwellings. This permission is dated 7 March 2022. The Council's approval of this application clearly demonstrates the suitability and acceptability of the proposed development for residential development

Change suggested by respondent:

No change to the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/46f>

Location Plan - <https://carmarthenshire.oc2.uk/a/46h>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/6tb>

objection email - redacted - <https://carmarthenshire.oc2.uk/a/6tc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6td>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action

5828

Object

Document Element: PrC2/h15

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

Notwithstanding sites affected by the SAC phosphates constraint, there are other sites throughout the County exhibiting deliverability issues. Similarly, we note the existing allocation PrC2/15 has been reduced in size due to concerns over deliverability:

Change suggested by respondent:

Remove site from Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

PrC2/h16

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action

5176

Object

Document Element: PrC2/h16

Respondent: Evans Banks Planning Limited

Summary:

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'.

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. 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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6vt>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/6v3>

PrC2/h20

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site

Summary of representation changes to plan:

No change to the Plan

Response:

Information Welcomed

Action:

No action

5639

Support

Document Element: PrC2/h20

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply and Public Sewerage

No issues

WwTW:

Llangennech – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

A number of objections have been received to this housing allocation. Objections include highway safety, parking, low water pressure, drainage issues, scale and appearance of the proposed dwellings, a green space destroyed, impact on habitat, air pollution, among others.

Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4621

Object

Document Element: PrC2/h20**Respondent:** Miss Rhiannon Sandy**Summary:**

This is not a suitable location. It would be detrimental to the local community and wildlife to build in this location. Valuable green space will be destroyed, and traffic congestion in the street will be markedly increased.

Change suggested by respondent:

The plan should be scrapped entirely, and the area should not be developed.

Attachments: None

4657

Object

Document Element: PrC2/h20**Respondent:** Cllr. Gary Jones**Summary:**

This area has been used as a village green for the residents of Harddfan for many years. again the playground was removed by Carmarthenshire council in anticipation of selling to a contractor (no takers under previous LDP)

this development is in a Cul De Sac it would add more congestion on a site with only one entrance in and out. it will join two estates, Bryn Uchaf is next to this site

The whole estate already suffers from low water pressure. Again it goes against calling a Climate & Nature Emergency, then building on green spaces.

Change suggested by respondent:

Leave the area as a green space, for future generations to enjoy ,and replace the play equipment that was taken away.

Attachments: None

4694

Object

Document Element: PrC2/h20**Respondent:** E P A Alcock**Summary:**

Objection to the site PrC2/h20. Reasons include highways, inadequate water supply and drainage, access issues will cause extensive construction noise, dust and inconvenience. Also loss of green area

Change suggested by respondent:

Remove site from Plan

Attachments: None

5127**Object****Document Element:** PrC2/h20**Respondent:** Susan Thomas**Summary:**

I am concerned the development will have a massive effect on the access to the site which will pass my house. Residents have to already park on pavements to allow bin lorries, emergency vehicles etc to pass.

Change suggested by respondent:

Remove site from the Plan

Attachments: None**5135****Object****Document Element:** PrC2/h20**Respondent:** Mr & Mrs V Kinsey**Petition:** 2 petitioners**Summary:**

Object to the inclusion of PrC2/h20.

Traffic and air pollution are already at their highest and will only increase with more houses.

Recent developments over the years have added pressure on schools and healthcare providers. More houses would add considerable pressure to an already exhausted service.

The current service from Welsh Water is inadequate with water pressure non existent during warmer weather.

Wildlife, which has already had to relocate would lose their habitat. Bats have been seen and do use the area as their habitat.

The proposed area has been in constant use as recreational green open space for the residents of Harddfan since its creation in the 1960's.

The current entrance to the estate is not for purpose with increased residents and therefore vehicular traffic. It is definitely not fit for purpose for the heavy goods vehicles that would need access.

Change suggested by respondent:

Remove site from Plan

Attachments: None

5136**Object****Document Element:** PrC2/h20**Respondent:** Paul & Carol Harries**Petition:** 2 petitioners**Summary:**

Object to the inclusion of PrC2/h20

Objection includes issues including highway congestion, parking, road safety, low water pressure, the scale and appearance of the proposed dwelling which would impact on loss of light and privacy, and that it is designated as a green area for residents and following the pandemic this is a vital recreation area for the current residents and the community.

Change suggested by respondent:

Remove the site from Plan

Attachments: None**5137****Object****Document Element:** PrC2/h20**Respondent:** Mr & Mrs William Edward Harries**Agent:** Paul & Carol Harries**Petition:** 2 petitioners**Summary:**

Object to the inclusion of PrC2/h20. Issues include loss of green space, water pressure issues, overload of GP surgery and health system, poor road system

Change suggested by respondent:

Remove site from Plan

Attachments: None

PrC2/h22**Object****Summary of representations:**

A number of objections have been received to this housing allocation. Comments relate to no evidenced justification for the continued allocation of this site, and that at present, the development costs would lead to an unviable and undeliverable development.

Individual summaries for all the representations can be seen below

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5262**Object**

Document Element: PrC2/h22

Respondent: Mr C Hurley

Agent: Evans Banks Planning Limited

Summary:

Objection to site at Cwm y nant (Prc2/h22)

Cwm-y-Nant (PrC2/h22) and Dafen East Gateway (h/23) were both sites allocated within the Carmarthenshire Unitary Development Plan (2006) and as mentioned above, within the Local Development Plan (2014) as sites GA2/h27 and h/30 & h/31. They have a combined total of 352 dwellings, although neither site has been the subject of any detailed planning application, let alone market interest.

The locality is riddled with historic coal mining activity, with low lying coal seams, together with multiple mine entries across all Dafen sites. Clearly, any residential development upon either site will have to overcome ground remediation to stabilise the ground for residential foundations. The abnormal costs of which are likely to be significant, and hence present the development costs as leading to unviable and undeliverable sites.

Change suggested by respondent:

Remove site PrC2/h22 from the Plan.

Attachments:

Site and Location Plan of new site - <https://carmarthenshire.oc2.uk/a/4ty>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/645>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/646>

5273

Object

Document Element: PrC2/h22**Respondent:** Dr D Gravell**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Cwm y nant (PrC2/h22) (Para 2.3)

Cwm-y-Nant (PrC2/h22) and Dafen East Gateway (h/23) were both sites allocated within the Carmarthenshire Unitary Development Plan (2006) and as mentioned above, within the Local Development Plan (2014) as sites GA2/h27 and h/30 & h/31.

They have a combined total of 352 dwellings, although neither site has been the subject of any detailed planning application, let alone market interest.

The locality is riddled with historic coal mining activity, with low lying coal seams, together with multiple mine entries across all Dafen sites. Clearly, any residential development upon either site will have to overcome ground remediation to stabilise the ground for residential foundations. The abnormal costs of which are likely to be significant, and hence present the development costs as leading to unviable and undeliverable sites.

Change suggested by respondent:

Remove HOM1 allocation PrC2/h22 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43v>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64r>

5381

Object

Document Element: PrC2/h22**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

BDW objects to the allocation of this site. It comprises an existing allocation within the adopted LDP which is proposed to be 'rolled' forward by CCC. There is no evidenced justification for the continued allocation of this site, given that no progress has been made since its first allocation in 2014. The delivery of this site has been pushed back a year in every JHLAS since at least 201, which confirms the lack of progress and deliverability of this site. This site should be removed as a draft allocation from the Deposit Revised LDP.

Change suggested by respondent:

Remove the site from the plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

5419

Object

Document Element: PrC2/h22**Respondent:** Mr B.O. Beynon**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of PrC2/h22 -

Cwm-y-Nant (PrC2/h22) and Dafen East Gateway (h/23) were both sites allocated within the Carmarthenshire Unitary Development Plan (2006) and as mentioned above, within the Local Development Plan (2014) as sites GA2/h27 and h/30 & h/31. They have a combined total of 352 dwellings, although neither site has been the subject of any detailed planning application, let alone market interest.

The locality is riddled with historic coal mining activity, with low lying coal seams, together with multiple mine entries across all Dafen sites. Any residential development upon either site will have to overcome ground remediation to stabilise the ground for residential foundations. The abnormal costs of which are likely to be significant, and hence present the development costs as leading to unviable and undeliverable sites.

Change suggested by respondent:

Remove site from Plan

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4fj>

ISA - <https://carmarthenshire.oc2.uk/a/4fz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zm>

5238

Object

Document Element: PrC2/h22**Respondent:** Evans Banks Planning Limited**Summary:**

Object to housing allocation PrC2/h22

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/65x>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/65k>

PrC2/h23**Support****Summary of representations:**

The respondent supports the inclusion of the site

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed. The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5005**Support**

Document Element: PrC2/h23

Respondent: Persimmon Homes West Wales

Summary:

Persimmon Homes supports the allocation of Dafen East Gateway for the delivery of housing under reference PrC2/h23. We are currently within the Planning Process for the development scheme and intend to begin construction on site as soon as we are able.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

Object**Summary of representations:**

A number of objections have been received to this housing allocation. Objections include the lack of deliverability and that the site is unviable.

Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5263**Object****Document Element:** PrC2/h23**Respondent:** Mr C Hurley**Agent:** Evans Banks Planning Limited**Summary:**

Cwm-y-Nant (PrC2/h22) and Dafen East Gateway (h/23) were both sites allocated within the Carmarthenshire Unitary Development Plan (2006) and as mentioned above, within the Local Development Plan (2014) as sites GA2/h27 and h/30 & h/31. They have a combined total of 352 dwellings, although neither site has been the subject of any detailed planning application, let alone market interest.

The locality is riddled with historic coal mining activity, with low lying coal seams, together with multiple mine entries across all Dafen sites. Clearly, any residential development upon either site will have to overcome ground remediation to stabilise the ground for residential foundations. The abnormal costs of which are likely to be significant, and hence present the development costs as leading to unviable and undeliverable sites.

Change suggested by respondent:

Remove site PrC2/h23 from the Plan.

Attachments:

Site and Location Plan of new site - <https://carmarthenshire.oc2.uk/a/4ty>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/645>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/646>

5274

Object

Document Element: PrC2/h23**Respondent:** Dr D Gravell**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Dafen East (PrC2/h23)

The Llanelli suburbs of Llwynhendy / Cefncaeau and Dafen, where four of the above allocations are identified, has not altered since the 2014 adopted LDP and remain undeveloped but re-allocated in the Deposit Draft. Cwm-y-Nant (PrC2/h22) and Dafen East Gateway (h/23) were both sites allocated within the Carmarthenshire Unitary Development Plan (2006)

They have a combined total of 352 dwellings, although neither site has been the subject of any detailed planning application, let alone market interest.

The locality is riddled with historic coal mining activity, with low lying coal seams, together with multiple mine entries across all Dafen sites. Clearly, any residential development upon either site will have to overcome ground remediation to stabilise the ground for residential foundations. The abnormal costs of which are likely to be significant, and hence present the development costs as leading to unviable and undeliverable sites.

Change suggested by respondent:

Remove HOM1 housing allocation PrC2/h23 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43v>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64r>

5379

Object

Document Element: PrC2/h23**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

The site is not deliverable during the plan period. It has a number of constraints, is not sustainable in terms of its location and it is not supported by a robust masterplan.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

5420**Object****Document Element:** PrC2/h23**Respondent:** Mr B.O. Beynon**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of PrC2/h23 - The site has not been delivered nor subject of any detailed planning applications

Change suggested by respondent:

Remove site from Plan

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4fj>

ISA - <https://carmarthenshire.oc2.uk/a/4fz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zm>

5239**Object****Document Element:** PrC2/h23**Respondent:** Evans Banks Planning Limited**Summary:**

Object to housing allocation PrC2/h23. It is clear from the above that the Council considers that the site is deliverable for the purposes of 150 houses, although it is not clear on what basis this conclusion has been made.

Despite having almost 20 years of support for the principle of residential or employment development at the historic allocation from the Council, not a single housing unit or commercial unit has been delivered to date. We are led to believe that there is also no active marketing strategy for the development and the council being the landowners are merely seeking to secure an outline permission on their own land asset.

The allocation in question also is situated in an area that has a vast history of coal mining. As a result, there are a number of mine entries located within the site (as can be seen below) meaning that the remediation costs of clearing the land would result in the development being potentially costly, and unsustainable in terms of profit margins.

Change suggested by respondent:

Remove housing allocation PrC2/h23 from the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64p>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64q>

PrC2/h28

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action

5829

Object

Document Element: PrC2/h28

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

Notwithstanding sites affected by the SAC phosphates constraint, there are other sites throughout the County exhibiting deliverability issues. Similarly, we note the existing allocation PrC2/h28 has been reduced in size due to concerns over deliverability:

Change suggested by respondent:

Remove site from Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

SeC3/h2

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5641

Support

Document Element: SeC3/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues. 20" abandoned raw water main crossing site

Public Sewerage: No issues; off-site sewers required

WwTW: Kidwelly – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change.

Response:

Noted. The allocation of the site does not prejudice the operational capabilities of MOD facilities. Any issues can be considered at Development management stage

Action:

No action

5783

Object

Document Element: SeC3/h2

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SeC3/h3

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change

Response:

Noted. The allocation of the site does not prejudice the operational capabilities of MOD facilities. Any issues can be considered at Development management stage.

Action:

No action

5784

Object

Document Element: SeC3/h3

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SeC3/h4**Object****Summary of representations:**

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change.

Response:

Noted. The allocation of the site does not prejudice the operational capabilities of MOD facilities. Any issues can be considered at Development management stage

Action:

No action

5785**Object**

Document Element: SeC3/h4

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SeC4/h2

Object

Summary of representations:

The respondents seek the removal of the site from the Plan stating deliverability issues. The individual consultation responses are summarised below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5224

Object

Document Element: SeC4/h2

Respondent: Evans Banks Planning Limited

Summary:

It is clear that the Council considers that the site is deliverable for the purposes of 364 houses, although it is not clear on what basis this conclusion has been made. We suspect it is purely upon the outline permission granted by the Council as Local Planning Authority with the Authority also acting as landowners.

The allocation is brownfield in nature with its topography being generally level. The northern, and western perimeters of the site are bordered by the B4311 and a separate road leading to the Lifeboat Station. The southern boundary is bordered by further brownfield use with the eastern boundary bordered by open grassland.

Despite having support for the principle of residential development at the historic allocation from the Council, not a single housing unit has been delivered to date. We are led to believe that there is also no active marketing strategy for the development and the Council being the landowners are merely seeking to secure an outline permission on their own land asset.

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66z>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/66m>

5261

Object

Document Element: SeC4/h2**Respondent:** Mr C Hurley**Agent:** Evans Banks Planning Limited**Summary:**

Objection to site Burry Port Harbourside (SeC4/h2) - The site has been marketed by the County Council for many years, and despite its coastal position, has failed to receive firm interest and any form of detailed planning application. Ground conditions require extensive remediation of former historic uses.

Change suggested by respondent:

Remove site SeC4/h2 from the Plan.

Attachments:

Site and Location Plan of new site - <https://carmarthenshire.oc2.uk/a/4ty>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/645>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/646>

5270

Object

Document Element: SeC4/h2**Respondent:** Mr K Green**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Burry Port Harbourside (SeC4/h2) -

In terms of the remaining allocation at Harbourside, the site is allocated for 364 units, yet despite being granted outline planning permission, which has since expired and been renewed, there remains no active housebuilder interested in acquiring the site, and it must be accordingly questioned as to the deliverability of this brownfield site. Being brownfield the site is susceptible to the need for wholesale remediation which will inevitably lead to increased build costs, undermining its progress.

Change suggested by respondent:

Remove site from Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/436>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64s>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64t>

cross section plan - <https://carmarthenshire.oc2.uk/a/6cy>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6cp>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6cq>

5272

Object

Document Element: SeC4/h2**Respondent:** Dr D Gravell**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Burry Port Harbourside (SeC4/h2)

We note that within the Proposals Map for Burry Port, it included for three sites, two of which have been completed at Goodig and Glanmor Terrace leaving just one proposed site, which being the Harbourside site for 364 dwellings. The site has been marketed by the County Council for many years, and despite its coastal position, has failed to receive firm interest and any form of detailed planning application. Ground conditions require extensive remediation of former historic uses.

Change suggested by respondent:

Remove HOM1 housing allocation SeC4/h2 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43v>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64r>

5423

Object

Document Element: SeC4/h2**Respondent:** Mr B.O. Beynon**Agent:** Evans Banks Planning Limited**Summary:**

HOM1 objection to SeC4/h2.

We note that within the Proposals Map for Burry Port, it included for three sites, two of which have been completed at Goodig and Glanmor Terrace leaving just one proposed site, which being the Harbourside site for 364 dwellings. The site has been marketed by the County Council for many years, and despite its coastal position, has failed to receive firm interest and any form of detailed planning application. Ground conditions require extensive remediation of former historic uses.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4fj>

ISA - <https://carmarthenshire.oc2.uk/a/4fz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zm>

SeC5/h1

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change

Response:

The site has been completed

Action:

No action

5786

Object

Document Element: SeC5/h1

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SeC5/h2

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree. The site is under construction.

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action

5382

Object

Document Element: SeC5/h2

Respondent: Barratt David Wilson Homes

Agent: Boyer Planning

Summary:

BDW objects to a number of proposed allocations owing to concerns in relation to their suitability and deliverability including SeC5/h2.

The site is constrained, is not viable and is not deliverable within the plan period.

Change suggested by respondent:

Remove the site from the plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

The site is under construction.

The allocation of the site does not prejudice the operational capabilities of MOD facilities.

Action:

No action

5787

Object

Document Element: SeC5/h2**Respondent:** Ministry of Defence**Agent:** Ministry of Defence**Summary:**

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SeC6/h2

Object

Summary of representations:

Objection to housing allocation SeC6/h2 for the reasons set out in the individual summaries below.

Summary of representation changes to plan:

Remove allocation

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action

5278

Object

Document Element: SeC6/h2**Respondent:** Mrs D Davies**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of SeC6/h2

Part of the site has the benefit of planning permission for 8 detached houses, of which only two have been constructed. No planning permission has ever been sought for the majority of the site

Consequently, twenty-five years of Development Plan allocations have elapsed without any signs of wholesale delivery of this site, apart from two units. Clearly, there is no historic demand for a site of this scale in this part of the Hendy area.

It is also a physically challenging site, due to steep topography and the inability to adequately dispose of surface water.

The allocation fails the test of soundness as the site is clearly unable to deliver any new housing.

Change suggested by respondent:

Deallocate HOM1 allocation SeC6/h2

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43w>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43g>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63g>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/63h>

5221

Object

Document Element: SeC6/h2**Respondent:** Evans Banks Planning Limited**Summary:**

In summary, we object to the inclusion of the allocation in question on the basis 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

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66n>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/66y>

SeC7/h1**Object****Summary of representations:**

Objection to housing allocation SeC7/h1 in Llangennech, as set out in the summary below.

Summary of representation changes to plan:

Remove site from Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action.

5179**Object**

Document Element: SeC7/h1

Respondent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of allocation SeC7/h1 in Llangennech.

Despite having almost 10 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. 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.

Change suggested by respondent:

Remove site from Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69y>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69p>

SeC7/h3

Object

Summary of representations:

Respondents object to the allocation of the site and have noted concerns relating to ecology, loss of habitats, highway, and other concerns set out in individual consultation responses.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4615

Object

Document Element: SeC7/h3

Respondent: Mrs Samantha Phillips

Summary:

This proposed development will have a detrimental effect to the area. The destruction of the green area on such a big scale is unacceptable. The extra vehicles the housing will bring is unacceptable as is the demand on the existing infrastructure.

Change suggested by respondent:

The remaining green areas in llangennech need to be protected. The amount of houses proposed to be built is too much for the area. We should be investing in protecting green space, not destroying it.

Attachments: None

4622

Object

Document Element: SeC7/h3

Respondent: Mrs C Green

Summary:

The proposed residential area is on an area where there are several TPO's in place. A large amount of this woodland has already been felled in Aberllwchwr, drastically reducing wildlife habitat. Surely the council can't consider felling more trees and destroying more wildlife habitats. Especially trees under TPO's - otherwise the TPO system becomes a farce. There is a popular public footpath which would be negatively impacted by this development. The village is already over-developed with housing and not enough green areas to combat the increasingly polluted environment. I strongly object.

Change suggested by respondent:

No more trees or public enjoyment of quiet green areas should be sacrificed for the residential housing which will cause greater pollution in the village.

Attachments: None

4623

Object

Document Element: SeC7/h3**Respondent:** Mrs Sara Green**Summary:**

I am strongly opposed to the development of this site. The main reason being that there are several tree protection orders (TPO's) in place along this site and I cannot see how it can be justified to fell the trees for such a development. This would not only ruin the area for local residents who enjoy walking the footpath, but also the wildlife that call it their home. This development would have a negative affect on the local landscape and the environment with the loss of the beautiful trees and the extra traffic that it would bring to the area.

Change suggested by respondent:

I cannot see how any changes can be made that would not have an impact on the loss of trees, traffic or the public footpath.

Attachments: None

4656

Object

Document Element: SeC7/h3**Respondent:** Cllr. Gary Jones**Summary:**

This area is heavily wooded ,which hosts a wide variety of wildlife,including,bats and woodpeckers. The road leading to this site has subsidence due to old mine workings. Carmarthenshire council has declared an environmental & nature emergency, which goes against this development, which would chop down trees, and disperse wildlife.It also goes against The environment of Wales Act 2016 which gives "A duty to enhance Biodiversity in their community". Llangennech has a poor road network, pollution monitors at AFON rd has already demonstrated high levels, more developments will only add to it. congestion high at junction 48.

Change suggested by respondent:

The proposed development for this area should be scrapped several years ago, the council destroyed gorse bushes covering this site, causing no end of biodiversity damage to feeding bats etc. they also failed to treat Japanese knotweed, that springs back up every year. A children's park was also removed (despite requests for the community council to manage) this was in anticipation of selling the land to a contractor (no one was interested) In my view developing on this land would be an act of Environmental Vandalism and should be halted.

Attachments: None

4660**Object****Document Element:** SeC7/h3**Respondent:** Mr Karl Phillips**Summary:**

Objection to housing allocation SeC7/h3:

There are cracks in the walls of my home due to movement already, construction work and machinery travelling back and forth will potentially cause more damage. With the trees removed, wildlife such as bats in the area will be lost. The wildlife in that area which includes small birds, bats, and squirrels need to be protected. The extra vehicles in the area will bring pollution to a relatively clean environment. Amenities such as Schools, Doctor's Surgery would be under a lot more strain.

Change suggested by respondent:

Remove allocation SeC7/h3 and concentrate new housing in more built up areas, away from habitat rich sites like this.

Attachments: None**4670****Object****Document Element:** SeC7/h3**Respondent:** Ms Sian Ajzan**Summary:**

The respondent objects to housing allocation SeC7/h3 for the following reasons:

The access to the area is already a very busy road, with access not being great with cars parked on the side of the road, allowing traffic for cars on one side of the road only.

Woodland would be lost. Also there is Japanese knotweed in the proposed area for development.

This area is already overpopulated, and adding to it would cause issues for the local community which includes pressures for schooling for example.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

4671

Object

Document Element: SeC7/h3**Respondent:** Mr Keith Fennell**Summary:**

The respondent objects to housing allocation SeC7/h3 for the following reasons:

This proposal will result in the loss of a wooded area and a loss of habitat for wild life.

Our village is already overdeveloped with a poor infrastructure and this development will only add to the current problems.

Our road backs on to the site and if used as an access road will create more traffic on a road which already has a large volume of cars, some of which are speeding dangerously. There is also the cemetery at the end of Golwg Yr Afon to be taken into consideration which effects access on the occasions when funerals are taking place, due the number of cars being parking by attendees.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

4672

Object

Document Element: SeC7/h3**Respondent:** Mrs C Thomas**Petition:** 2 petitioners**Summary:**

The respondent objects to housing allocation SeC7/h3 for the following reasons:

There has been dreadful destruction already alongside the lane leading to the estuary, ruining a beautiful area used by hundreds of walkers and fishermen daily. In these days when people cannot afford to pay for entertainment it is these walks that keep people sane, healthy and communicating. To ruin another green area would be the final straw.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

4674

Object

Document Element: SeC7/h3**Respondent:** Ms C Woods**Summary:**

The respondent objects to housing allocation SeC7/h3 for the following reasons:

I don't think that the village can cope with the building of more houses, it will destroy the woodland area which is vital for the wildlife that live there. With the increase in houses will come the increase of vehicles in the village, which will not be good for the environment, the village at certain times of the day is very busy already.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

4673

Object

Document Element: SeC7/h3

Respondent: kevin Brazel

Summary:

The respondent objects to housing allocation SeC7/h3 for the following reasons:

- The infrastructure in the area is completely inadequate to deal with the influx of road traffic.
- The access road to the site is prone to subsidence.
- The development would have a serious impact upon the rich wildlife of the area.
- Siting 50 houses only a few feet above the height of a high spring tide, would lead to its own issues regarding sewage and land drain water.
- Llangennech school, both junior and senior are at maximum capacity.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

4675

Object

Document Element: SeC7/h3

Respondent: Mr Wyn Richards

Summary:

Object to the allocation of the land for the following reasons:

- Loss of woodland and habitat for an array of wildlife .
- Loss of a secluded area and an effect on traffic in the area.
- Impact on parking, which is already an issue on Golwg yr Afon, and access this could, potentially, be dangerous.
- Increase in traffic is a worry.
- Llangennech is already overdeveloped, with a poor infrastructure. Adding to this is nonsensical.

Change suggested by respondent:

Remove the allocation.

Attachments: None

4676

Object

Document Element: SeC7/h3**Respondent:** Mr S Phillips**Summary:**

The respondent objects to housing allocation SeC7/h3 for the following reasons:

The land has various coal mine shafts under it and would take a "substantial" amount of TAX PAYERS money to make it safe.

Safety concern – more housing under the air ambulance flight path.

Infrastructure concerns - the sewage system is already under considerable strain and the doctors surgery and local schools are already at capacity.

Legal concern - The land in question is on a flood plain and any building on this land would render the new home owner with questions about whether they could get house insurance.

Environmental concerns – effects upon the flora and fauna and loss of habitat. Increased pollution from cars.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

4768

Object

Document Element: SeC7/h3**Respondent:** Lynn Hunt**Summary:**

Objection to housing allocation SeC7/h3 for the following reasons:

An exponential growth in the village has not been accompanied by a corresponding growth in infrastructure, which continues to be poor.

Loss of a large wooded area and natural habitat seems to be contrary to both local, national and universal efforts re climate change. The erection of 50 houses and accompanying vehicles etc will add considerably to the above. The access roads to this area cannot accommodate this increase in traffic and the extra exhaust fumes would cause more pollution.

All the storm water from Clôs Cae Fainc is piped into this area and allowed to drain naturally into the land.

Change suggested by respondent:

Remove allocation SeC7/h3 from the Revised LDP.

Attachments: None

4773

Object

Document Element: SeC7/h3**Respondent:** Mr Phillip Jackson**Summary:**

Objection to housing allocation SeC7/h3 for the following reasons:

Our village is already overdeveloped with little infrastructure, and no road widening schemes have been put in place to cope with the new developments.

The road leading (Morlais rd) to the main road (Hendre Rd) is simply not wide enough to accept more traffic.

At commuting times I can take up to 40 mins to get to the M4 junction some 2 miles away, and also queuing in the evening on the hard shoulder of the M4 to get off on the Llanelli junction.

The current large wooded area provides a natural area for multiple species of wildlife and the trees assist in the drainage of the surrounding areas.

Change suggested by respondent:

Remove housing allocation SeC7/h3 from the Revised LDP.

Attachments: None

5027

Object

Document Element: SeC7/h3**Respondent:** Kevin Goddard**Summary:**

With reference to the proposal for increased housing at the following SeC7/h3 I would like to make a comment on the proposed overdevelopment at this site for the following reasons:

Loss of a highly regarded and critical habitat for numerous wild species as this contradicts the climate and nature emergency statements made on our behalf .

Change suggested by respondent:

Remove site

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/58n>

5037

Object

Document Element: SeC7/h3**Respondent:** Andrea Hudson**Summary:**

Objection to allocated site SeC7/h3. Issues include Ecology and protected species on the site, privacy and traffic issues.

Change suggested by respondent:

Remove site from the Plan

Attachments: None

5209**Object****Document Element:** SeC7/h3**Respondent:** Miss Karen Geen**Summary:**

Seeks the removal of allocation SeC7/h3 from the LDP

Change suggested by respondent:

Remove site from Plan

Attachments: None**5216****Object****Document Element:** SeC7/h3**Respondent:** Nia & Jason Carrick**Petition:** 2 petitioners**Summary:**

We are against this proposal for a number of reasons. Llangennech is already overdeveloped with a poor infrastructure. It is one of the most populated villages in Carmarthenshire and this new development will mean more cars in our village, therefore creating more pollution. Our two young sons attend the local school which currently needs better facilities for the amount of pupils that go there e.g a new kitchen, better cabins. I feel that Carmarthenshire Council should prioritise providing better facilities for the children and families that already live in the village, before funding brand new housing.

Change suggested by respondent:

Remove site from Plan

Attachments: None**5131****Object****Document Element:** SeC7/h3**Respondent:** Russell Myners**Summary:**

Object to the inclusion of SeC7/h3. Issues include ecology and habitat disturbance, lack of infrastructure

Change suggested by respondent:

Remove the site from the Plan

Attachments:Representation letter - <https://carmarthenshire.oc2.uk/a/5nf>

5180

Object

Document Element: SeC7/h3

Respondent: Evans Banks Planning Limited

Summary:

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69m>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69n>

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5642

Support

Document Element: SeC7/h3

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues; 150mm foul rising main and 450mm combined sewer crossing site

WwTW: Llangennech – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Comments noted regarding potential constraints at the site, as set out in the summary below.

Summary of representation changes to plan:

Change to Plan if necessary.

Response:

Noted. Any further details relating to ecological connectivity and biodiversity will be considered at the planning application stage.

Further evidential work will be undertaken prior to the examination in to the revised LDP.

Action:

Further evidential work will be undertaken prior to the examination in to the revised LDP.

5727

Object

Document Element: SeC7/h3

Respondent: Natural Resources Wales

Summary:

Comments on housing allocation SeC7/h3 in Llangennech. The sites appears to provide important ecological connectivity features. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and your Authority's duty under Section 6, Part 1 of the Environment (Wales) Act 2016. However, it is concluded that:

'Following our discussions on this allocation we are satisfied there is a way forward. The mitigation required may reduce the amount of land available for development and the site would need to be allocated on this principle to ensure the soundness of the plan.'

Change suggested by respondent:

Change to Plan if necessary.

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

SeC7/h4

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5643

Support

Document Element: SeC7/h4

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Llangennech – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

Support for the allocation, however suggests a range of uses, as set out in the summary below.

Summary of representation changes to plan:

Suggests that the allocation should be a mixed use development, mixing retail and other facilities in with the residences.

Response:

Support welcomed, however this is a specific housing allocation. Retail and other uses are well represented at other locations within the settlement and wider area.

Action:

No Action.

4617

Support

Document Element: SeC7/h4**Respondent:** Mr Conor MacDonald**Summary:**

Support for housing allocation SeC7/h4 in Llangennech.

I support the building of these dwellings, though I would firmly suggest that they should be mixed use developments, mixing retail and other facilities in with the residences. The building should go hand in hand with better infrastructure for the area such as better public transport links.

Change suggested by respondent:

Change the allocation to be a mixed-use site, incorporating retail and other facilities with residential.

Attachments: None

SeC7/h5

Support

Summary of representations:

Support for housing allocation Sec7/h5 in Llangennech, as set out in the summary below.

Summary of representation changes to plan:

No change to Plan.

Response:

Support welcomed and comment noted.

Action:

No Action.

4616

Support

Document Element: SeC7/h5**Respondent:** Mr Conor MacDonald**Summary:**

I support the building of these houses. They should come hand in hand with better infrastructure for the area e.g. buses.

Change suggested by respondent:

-

Attachments: None

SeC8/h1**Object**

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

The site is under construction.

The allocation of the site does not prejudice the operational capabilities of MOD facilities.

Action:

No action

5788**Object**

Document Element: SeC8/h1

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan

Response:

The site is under construction.

The policies of the Revised LDP makes specific reference and provision for equestrian activities in accordance with national policies.

Action:

No action.

4632

Object

Document Element: SeC8/h1

Respondent: Mrs Karen Burch

Summary:

The equestrian routes around Ffos Las need enhancing. Development needs to protect and enhance rights of way which includes access to the rights of way by equestrians as it is an area that provides an important network of bridleways.

Change suggested by respondent:

The plan needs to protect and enhance access to the area for equestrians. Any road schemes need to be mindful of equestrians wanting to get to the bridleways. Active travel routes should include horses.

Attachments: None

SeC8/h2

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. The allocation of the site does not prejudice the operational capabilities of MOD facilities

Action:

No action

5789

Object

Document Element: SeC8/h2

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

Object

Summary of representations:

The respondents seek the removal of the site from the Plan citing deliverability concerns. The respondents consultation responses are summarised below.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

No action.

5276

Object

Document Element: SeC8/h2**Respondent:** Dr D Gravell**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the inclusion of Cae Linda (Sec8/h2)

Cae Linda in Trimsaran (SeC8/h2) for 20 units has been in Development Plans stretching back to the Llanelli Borough Local Plan in 1995. It has only been developed with 5 houses, and thus its continued allocation for twenty more units in the draft LDP must surely come under question?

Change suggested by respondent:

Remove HOM1 housing allocation SeC8/h2 from the Plan.

Attachments:

Site and Location Plan - <https://carmarthenshire.oc2.uk/a/43v>

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43c>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/63q>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/64r>

5422

Object

Document Element: SeC8/h2**Respondent:** Mr B.O. Beynon**Agent:** Evans Banks Planning Limited**Summary:**

Cae Linda in Trimsaran (SeC8/h2) for 45 units has been in Development Plans stretching back to the Llanelli Borough Local Plan in 1995. It has only been developed with 5 houses, and thus its continued allocation for forty more units in the draft LDP must surely come under question?

Change suggested by respondent:

Remove site from Plan

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4fj>

ISA - <https://carmarthenshire.oc2.uk/a/4fz>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zk>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5zm>

5226

Object

Document Element: SeC8/h2**Respondent:** Evans Banks Planning Limited**Summary:**

Objection to housing allocation SeC8/h2

It is clear that the Council considers that the site is deliverable for the purposes of 45 houses, although it is unclear on what basis this conclusion has been made. No justification is put forward as to how a figure of 45 units is arrived at?

Despite having almost 20 years of support for the principle of residential development at the historic allocation from the Council, only 5 housing units have been delivered to date. It is submitted that the allocation to be removed given that the site is within settlement limits, but the rate of build at the site would not be in line with that of the plan period.

Change suggested by respondent:

Remove the site from the Plan

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66x>supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/66j>

5265

Object

Document Element: SeC8/h2**Respondent:** Mr C Hurley**Agent:** Evans Banks Planning Limited**Summary:**

Objection to the site at Cae Linda (Sec8/h2)

Cae Linda in Trimsaran (SeC8/h2) for 20 units has been in Development Plans stretching back to the Llanelli Borough Local Plan in 1995. It has only been developed with 5 houses, and thus its continued allocation for twenty more units in the draft LDP must surely come under question?

Change suggested by respondent:

Remove site SeC8/h2 from the Plan.

Attachments:Site and Location Plan of new site - <https://carmarthenshire.oc2.uk/a/4ty>Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/4tp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/645>supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/646>

SeC8/h3

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

Disagree. the site is under construction.

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5227

Object

Document Element: SeC8/h3

Respondent: Evans Banks Planning Limited

Summary:

Objection to housing allocation SeC8/h3

Despite having almost 10 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 on this part of the Ffos Las Development Site. We would submit that the level of housing to be absorbed by the local housing market has been exhausted and consequently there is no further demand for more housing at the site.

Change suggested by respondent:

Remove housing allocation SeC8/h3 from the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66g>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/66h>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Noted. The site is under construction.

The allocation of the site does not prejudice the operational capabilities of MOD facilities.

Action:

No action.

5790

Object

Document Element: SeC8/h3

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SuV22/h1

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

The site is almost complete.

The allocation of the site does not prejudice the operational capabilities of MOD facilities.

Action:

No action

5791

Object

Document Element: SuV22/h1

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SuV22/h2**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5644**Support**

Document Element: SuV22/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Kidwelly – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object**Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. The allocation of the site does not prejudice the operational capabilities of MOD facilities. Any issues can be considered at Development management stage

Action:

No action.

5792

Object

Document Element: SuV22/h2

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The site falls within statutory safeguarding zones designated to protect the operational capabilities of defence sites and assets.

Various issues include Air Weapon Range Safeguarding Zones, Technical safeguarding zones and Statutory safeguarding zones.

These considerations are identified within the main submission.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

SuV23/h1

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5482

Object

Document Element: SuV23/h1

Respondent: Dale Bowler

Agent: Asbri Planning Ltd

Summary:

Object to Policy HOM1 (Housing Allocation) – the Clos Y Parc site has already been built out. Within the deposit plan, the site is allocated for 16 dwellings, all of which have been delivered. Secondly, the site originally formed part of a larger housing allocation in the current adopted LDP which aspired to achieve 34 dwellings but in reality only delivered 25, resulting in a shortfall of 9 dwellings. One way of making up for this shortfall is to permit residential development in other areas of the settlement, and the proposed site at Horeb will positively contribute in this respect.

Change suggested by respondent:

Amend Plan to include new site highlighted in another representation

Attachments:

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/5xr>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xs>

email - redacted - <https://carmarthenshire.oc2.uk/a/5xt>

SuV23/h2**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5645**Support**

Document Element: SuV23/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; 15" trunk main crossing site

Public Sewerage: No issues; 2 x 150mm foul sewers crossing site

WwTW: Trimsaran – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object**Summary of representations:**

The respondents seeks the removal of the site from the Plan citing deliverability issues. Individual summaries are considered below

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5483

Object

Document Element: SuV23/h2

Respondent: Dale Bowler

Agent: Asbri Planning Ltd

Summary:

Object to Policy HOM1 (Housing Allocation) – the land adjacent to Little Croft ought to be removed from the deposit plan as no attempts have been made to bring the site forward, and there is no indication that it will be developed any time soon.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5hy>

email - redacted - <https://carmarthenshire.oc2.uk/a/5hp>

report - redacted - <https://carmarthenshire.oc2.uk/a/5hq>

5071

Object

Document Element: SuV23/h2

Respondent: Evans Banks Planning Limited

Agent: Evans Banks Planning Limited

Summary:

Site SuV23/h2 – The Council considers that the site is deliverable for the purposes of 25 houses, although it is unclear on what basis this conclusion has been made.

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.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/5q4>

Covering letter - <https://carmarthenshire.oc2.uk/a/5q5>

PrC3/h4

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5728

Object

Document Element: PrC3/h4

Respondent: Natural Resources Wales

Summary:

The site appear to provide important ecological connectivity features. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and your Authority's duty under Section 6, Part 1 of the Environment (Wales) Act 2016. The Well-Being of Future Generations (Wales) Act and the Environment (Wales) Act provide a duty to maintain and enhance the resilience of ecosystems.

- PrC3/h4 Tirychen Farm

The site has secured outline permission and there are several ecological requirements attached. The final design of the site will have to be guided by the ecological sensitivities of the site.

Change suggested by respondent:

Change to Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4898

Object

Document Element: PrC3/h4**Respondent:** Swallow Investments Limited**Agent:** Swallow Investments Limited**Summary:**

Objection to the size of allocation PrC3/h4 in the Deposit Revised LDP:

Whilst the principle of housing allocation PrC3/h4 is supported by my client, it is considered that the current terms of the allocation must be improved upon. You will be aware that land owned by my client at Tirychen Farm is currently allocated for 250 dwellings in the Carmarthenshire Local Development Plan (LDP) 2006-2021, under ref. GA3/h17 in Policy H1. Moreover, the site benefits from an extant outline consent ref. E/38686 granted on 8 October 2019 (as a renewal of outline consent ref. E/21663 granted on 10 October 2014) for 289 dwellings, with access and layout granted in detail at the outline stage.

Change suggested by respondent:

Increase size of allocation and number of units to reflect extant outline consent.

Attachments:

Site layout - <https://carmarthenshire.oc2.uk/a/34s>

Site Layout - <https://carmarthenshire.oc2.uk/a/34t>

Landscape Masterplan - <https://carmarthenshire.oc2.uk/a/343>

Second Deposit Allocation Plan - <https://carmarthenshire.oc2.uk/a/344>

Location Plan - <https://carmarthenshire.oc2.uk/a/346>

Candidate Site Plan - <https://carmarthenshire.oc2.uk/a/348>

ISA form - <https://carmarthenshire.oc2.uk/a/5sn>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/55z>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5fg>

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wn>

Object

Summary of representations:

The summaries below note objections to the site's inclusion citing concerns over the site's deliverability and status as a longstanding allocation.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4911

Object

Document Element: PrC3/h4**Respondent:** Mr & Mrs A Davies**Petition:** 2 petitioners**Summary:**

It is reasonably assumed that the land referred to is that at Tirychen Farm, Dyffryn Road, Ammanford, Revised LDP reference PrC3/h4, an allocation rolled over from the previous development plan.

Full planning permission (P6/305/95) was granted for 141 houses and bungalows in February 2008 that expired in February 2013.

Outline planning permission (E/21663) was granted in October 2014, renewed by means of the Variation of Condition consent (E/38686) approved October 2019. It would seem that this most recent permission that proposed 289 dwellings expired in October 2021 and as such there is no current planning permission for the development of that land.

Aside from the key question whether there is a valid consent in place, the deliverability of the site allocated for 250 dwellings in the LDP and 150 dwellings in the Revised LDP is extremely doubtful.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/355>

Representation Form - <https://carmarthenshire.oc2.uk/a/568>

5383

Object

Document Element: PrC3/h4**Respondent:** Barratt David Wilson Homes**Agent:** Boyer Planning**Summary:**

This is an historic allocation and there has been little progress in bringing the site forward for development despite extensive marketing. The site is not deliverable within the Plan period.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Site notes - <https://carmarthenshire.oc2.uk/a/4dm>

email - redacted - <https://carmarthenshire.oc2.uk/a/57b>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57c>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57d>

5938

Object

Document Element: PrC3/h4**Respondent:** Mr & Mrs Harries & Sainty**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

The decision to retain Tirychen Farm after a period of 30 years within the LDP is shown to be inconsistent, as does not sit with LDP Procedural Guidance which encourages Local Planning Authorities to only re-allocate sites based upon firm evidence of deliverability.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/3py>

ISA - <https://carmarthenshire.oc2.uk/a/3pq>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/575>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/576>

4719

Object

Document Element: PrC3/h4**Respondent:** Mr & Mrs A Davies**Petition:** 2 petitioners**Summary:**

Objection to housing allocation PrC3/h4 under policy HOM1. The respondent offers the following reasons:

Aside from the key question whether there is a valid consent in place, the deliverability of the site allocated for 250 dwellings in the LDP and 150 dwellings in the Revised LDP is extremely doubtful.

Each planning permission on this site has been subject to numerous conditions and this renders the development beyond the realm of local building contractors while the national, volume housebuilders have not shown any interest in the site during the 33 years since permission was first granted.

Change suggested by respondent:

Remove housing allocation PrC3/h4 from the Revised LDP.

Attachments:

Whole Site (Supporting Statement) - <https://carmarthenshire.oc2.uk/a/3s7>

Whole Site (ISA) - <https://carmarthenshire.oc2.uk/a/3s8>

2 Plots only (Supporting Statement) - <https://carmarthenshire.oc2.uk/a/538>

2 Plots only Representation Form - <https://carmarthenshire.oc2.uk/a/54h>

Whole Site Representation Form - <https://carmarthenshire.oc2.uk/a/54x>

5220

Object

Document Element: PrC3/h4

Respondent: Miss Joy Richards

Summary:

Objection to housing allocation PrC3/h4 under policy HOM1: The respondent raises further concerns in regard to this allocation, which first obtained outline in 2009 (ref E/21663), however, in 12 years no progression of work or development can be seen. Refer also to representation 4652 in which the respondent seeks the inclusion of site (SR/004/004). The respondent adds that site PrC3/h4 is located within a 1 mile of SR/004/004 and is far greater in size. Therefore it is argued that the ongoing impact both to the local residents and environment would be much greater from PrC3/h4 than from SR/004/004.

Change suggested by respondent:

Remove housing allocation PrC3/h4.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/66p>

5181

Object

Document Element: PrC3/h4

Respondent: Evans Banks Planning Limited

Summary:

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69x>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69j>

PrC3/h6**Support****Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed.

Action:

No action.

4939**Support**

Document Element: PrC3/h6

Respondent: Maes Ifan Developments

Agent: Mr T Mabbitt

Summary:

Support for the continued inclusion of allocation PrC3/h6. Supporting documents are submitted.

Change suggested by respondent:

No change to the Plan.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/35z>

Representation Form - <https://carmarthenshire.oc2.uk/a/56f>

Submission attachment - <https://carmarthenshire.oc2.uk/a/56h>

Object**Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5368

Object

Document Element: PrC3/h6**Respondent:** Mr I Jones**Agent:** JCR Planning Ltd**Summary:**

This representation comprises an objection to the inclusion of PrC3/h6 as a formal allocation for residential development within the development limits for Betws/Ammanford.

The objection is primarily based on -

1. The viability of the site - there is little evidence to suggest that it will come forward during the plan period.
2. The inadequacy of the highway network in the vicinity of this site - it is a common occurrence for significant levels of vehicle congestion to occur at this location.
3. There are amenity issues associated with the proposed development.

The continued inclusion of PrC3/h6 is blocking and preventing the development of other more appropriate residential schemes in this part of Betws/Ammanford.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yr>

PrC3/h33

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

The site has been delivered and its the allocation within the LDP for residential purposes is to reflect this.

Action:

No action.

5722

Object

Document Element: PrC3/h33

Respondent: Natural Resources Wales

Summary:

The following sites are identified by the Flood Map for Planning as being at risk of flooding and therefore their allocation within the plan fails to meet the tests of soundness.

As confirmed in the letter from Welsh Government dated 15 December 2021, 'when plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning'. When proposing an allocation within a flood risk area your Authority should undertake sufficient background evidence to demonstrate that the development is appropriate for the flood zone and that the consequences of flooding can be acceptably managed.

Change suggested by respondent:

Change to Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC3/h36**Object****Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5062**Object**

Document Element: PrC3/h36

Respondent: Evans Banks Planning Limited

Agent: Evans Banks Planning Limited

Summary:

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.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5gh>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5gx>

Object**Summary of representations:**

The respondent seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5367

Object

Document Element: PrC3/h36**Respondent:** Mr I Jones**Agent:** JCR Planning Ltd**Summary:**

This representation comprises an objection to the inclusion of PrC3/h36 as a formal allocation for residential development within the development limits for Betws/Ammanford.

The objection is primarily based on -

1. The viability of the site - there is little evidence to suggest that it will come forward during the plan period.
2. The inadequacy of the highway network in the vicinity of this site - it is a common occurrence for significant levels of vehicle congestion to occur at this location.
3. There are amenity issues associated with the proposed development.

The continued inclusion of PrC3/h36 is blocking and preventing the development of other more appropriate residential schemes in this part of Betws/Ammanford.

Change suggested by respondent:

Remove the site from the plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5yr>

PrC3/h8

Support

Summary of representations:

Respondent supports the inclusion of the site.

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed.

Action:

No action.

5207

Support

Document Element: PrC3/h8**Respondent:** NBA Developments**Agent:** Asbri Planning Limited**Summary:**

Support the inclusion of site PrC3/h8 under Policy HOM1.

Change suggested by respondent:

No change to the Plan

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/3qw>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/67h>

PrC3/h14

Object

Summary of representations:

The summaries below note objections to the site's inclusion citing concerns relating to its deliverability, traffic and highway impact, surface water and the availability of amenities in the locality.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5267

Object

Document Element: PrC3/h14

Respondent: Sauro Homes Limited

Agent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of PrC3/h14 Nantydderwen Drefach citing concerns over its deliverability.

Change suggested by respondent:

Remove housing allocation PrC3/h14 from the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43s>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/643>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/644>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6dr>

5935

Object

Document Element: PrC3/h14**Respondent:** Nisa Local Drefach Limited**Agent:** Evans Banks Planning Limited**Summary:**

The Land was allocated Carmarthenshire Unitary Development Plan (2006). No progress was made in bringing the site forward, and yet it was allocated within the Local Development Plan in 2014. Consequently, twenty years of Development Plan allocations have elapsed without any signs of delivery of this site. Clearly, there is no historic demand for a site of this scale in this part of the Drefach area.

More physically challenging sites, such as Cae Coch, Cae Pound at Cross Hands and Heol-y-Parc at Cefneithin have come forward despite topographic issues and previous ground contamination, and yet still the Council is prepared to allocate the site once again in a new Development Plan. The land is relatively level with immediate access onto the local highway network.

The decision to retain Nantydderwen after a period of 20 years within the LDP is shown to be inconsistent, as does not sit with LDP Procedural Guidance which encourages Local Planning Authorities to only re-allocate sites based upon firm evidence of deliverability.

Change suggested by respondent:

Remove the site from the plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3qn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57w>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/57f>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6d7>

4999

Object

Document Element: PrC3/h14**Respondent:** Mr Phillip Jones**Summary:**

I wish to strongly object to the proposed extensive housing development on land at Nantydderwen Drefach. An increase in the volume of traffic on the estate would endanger both children and pedestrians.

My objection is also based on the effect that such a development would have on our local services. Direct services for example the sewerage system and indirect services such as the school.

Change suggested by respondent:

Leave the land as it is.

"Carmarthenshire County Council has a responsibility to address the nature and climate emergencies and is also committed to protect, conserve and enhance our natural environment and help pollinating insects where we can" (Quote from a letter received from Carmarthenshire. County Council in 2022)

Attachments: None

5067

Object

Document Element: PrC3/h14**Respondent:** Evans Banks Planning Limited**Agent:** Evans Banks Planning Limited**Summary:**

Objection to housing allocation PrC13/h4 under policy HOM1:

It is considered that the continued inclusion of this allocation will lead to the Plan failing the 3 Tests of Soundness for the reasons set out in the supporting statement, namely:

Test 1 - 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).

Test 2 - 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).

Test 3 - The allocation fails to test the soundness as the site is clearly unable to deliver any new housing.

Change suggested by respondent:

Removal of allocation from the Revised LDP.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5py>

Covering letter - <https://carmarthenshire.oc2.uk/a/5pp>

5301

Object

Document Element: PrC3/h14**Respondent:** Gorslas Community Council**Summary:**

In regard to housing allocation PrC3/h14, the following comments have been submitted in objection:

Any proposed future development of the site take into account:

- The existing Surface Water issues
- Impact of additional traffic.
- The effect on the current high level of Anti Social Behaviour.
- Lack of amenities for residents.


Change suggested by respondent:

No change to the Pan.


Attachments: None

PrC3/h18**Support**


Summary of representations:

 Respondent supports the inclusion of the site.


Summary of representation changes to plan:

 No change.

Response:


 Support welcomed.

Action:


 No action.

5322**Support**

Document Element: PrC3/h18**Respondent:** Geoff Elcock**Agent:** Asbri Planning Limited**Summary:**

 Supports inclusion of site PrC3/h18.

Change suggested by respondent:

 No change to the Plan.

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/476>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6t5>

PrC3/h18**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change to the Plan.

Response:

Information welcomed.

Action:

No action.

5646**Support**

Document Element: PrC3/h18**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply:

No issues

Public Sewerage:

No issues; 150mm and 225mm combined sewers crossing site

WwTW:

Pontyberem - no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC3/h19**Object****Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5101**Object**

Document Element: PrC3/h19

Respondent: Gweneggo Homes Ltd

Summary:

Seeks exclusion of PrC3/h19 – objection to HOM1

Change suggested by respondent:

Remove site from the plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5gn>

Object**Summary of representations:**

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

The site is under construction with most dwellings completed.

Action:

No action.

5723

Object

Document Element: PrC3/h19**Respondent:** Natural Resources Wales**Summary:**

The following sites are identified by the Flood Map for Planning as being at risk of flooding and therefore their allocation within the plan fails to meet the tests of soundness.

As confirmed in the letter from Welsh Government dated 15 December 2021, 'when plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning'. When proposing an allocation within a flood risk area your Authority should undertake sufficient background evidence to demonstrate that the development is appropriate for the flood zone and that the consequences of flooding can be acceptably managed.

Change suggested by respondent:

Change to Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC3/h37

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5082

Object

Document Element: PrC3/h37**Respondent:** Gweneggo Homes Ltd**Summary:**

Object to inclusion of PrC3/h37 under HOM1

Change suggested by respondent:

As set out in representation.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5ct>

PrC3/h22

Object

Summary of representations:

Respondents object to the inclusion of the site noting their concerns over its deliverability. Individual responses are summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5268

Object

Document Element: PrC3/h22

Respondent: Sauro Homes Limited

Agent: Evans Banks Planning Limited

Summary:

Objection to the inclusion of PrC3/h22 Pant y Blodau Penygroes. Objection relates to the site's deliverability.

Change suggested by respondent:

Remove housing allocation PrC3/h22 from the Plan.

Attachments:

Integrated Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/43s>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/643>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/644>

site and location plan - redacted - <https://carmarthenshire.oc2.uk/a/6dr>

5936

Object

Document Element: PrC3/h22**Respondent:** Nisa Local Drefach Limited**Agent:** Evans Banks Planning Limited**Summary:**

The site was allocated as GA3/h35 in the Adopted 2014 LDP for 90 units. Planning Permission was granted in April 2015, and yet some 8 years later, no work has been undertaken on the site, and the land remains undeveloped. No indication is provided within the Site Assessment Report (January 2023) as to why the Council consider this long-standing allocation to remain in the Plan?

We submit that the draft allocations at Nantydderwen and Pantyblodau be omitted from the Plan, and that housing allocations be redistributed to modest Candidate Sites, of up to 24 units such as that proposed at Maesygwern at Heol Caegwyn.

There is clear evidence in Drefach and Cefneithin that such modest sites are far more likely to be brought forward and developed in full by regional and small housebuilders given that construction and development costs are more likely to be viable in relation to house sales and the general housing market in this part of Carmarthenshire.

In the case of Heol Caegwyn, there are little signs within the immediate locality of properties for sale, and no evidence of undeveloped land available within this part of the settlement limits, which is a strong indicator of a healthy property market at Drefach. Consequently, it is a location where housing proposals are deliverable, assisting to meet housing needs in this part of Ammanford / Cross Hands.

Change suggested by respondent:

Remove the site from the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3qn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57w>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/57f>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6d7>

5939

Object

Document Element: PrC3/h22**Respondent:** Mr & Mrs Harries & Sainty**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

We submit that the draft allocation at Pantyblodau be omitted from the Plan, and that housing allocations be redistributed to modest Candidate Sites, of up to 10 units such as that proposed at Church Road. There is clear evidence in Gorslas, Cefneithin and Drefach that such modest sites are far more likely to be brought forward and developed in full by regional and small housebuilders given that construction and development costs are more likely to be viable in relation to house sales and the general housing market in this part of Carmarthenshire

Change suggested by respondent:

Remove the site from the Plan.

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/3py>

ISA - <https://carmarthenshire.oc2.uk/a/3pq>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/575>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/576>

5064

Object

Document Element: PrC3/h22**Respondent:** Evans Banks Planning Limited**Agent:** Evans Banks Planning Limited**Summary:**

Objection to housing allocation PrC3/h22 under policy HOM1:

It is considered that the continued inclusion of this allocation will lead to the Plan failing the 3 Tests of Soundness for the reasons set out in the supporting statement, namely:

Test 1 - 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).

Test 2 - 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).

Test 3 - The allocation fails to test the soundness as the site is clearly unable to deliver any new housing.

Change suggested by respondent:

Remove allocation from the Revised LDP.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5gj>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5gk>

PrC3/MU1**Object****Summary of representations:**

The respondent objects to the allocation, seeking an increase in its site area rather than its removal.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4930**Object**

Document Element: PrC3/MU1

Respondent: Parc Emlyn Developments Limited

Agent: Lightwater TPC (Adrian Thompson)

Summary:

See statement by Lightwater TPC (13 April 2023). In summary, the Deposit Plan as currently set out does not meet the second test of soundness. It is not appropriate because

- the rationale behind the plan's policy has not been demonstrated
- real alternatives have not been properly considered, and
- it is not logical and reasonable.

Change suggested by respondent:

The extent of the site allocation as shown on the Deposit Plan Proposals map should be amended to include all of the coloured areas as shown on the Initial Masterplan drawing (PED - PrC3-MU1 - 2023-04-13 [2] - Parc Emlyn Initial Masterplan) accompanying the statement by Lightwater TPC and or the settlement boundary line should remain as shown on the current Local Plan policies map.

Attachments:

PED - PrC3-MU1 - 2023-04-13 [1] - Repls 2nd Deposit Plan.pdf - <https://carmarthenshire.oc2.uk/a/35f>

PED - PrC3-MU1 - 2023-04-13 [2] - Parc Emlyn Initial Masterplan.pdf -

<https://carmarthenshire.oc2.uk/a/35g>

PrC3/h26

Support

Summary of representations:

█ Respondents support the inclusion of the site.

Summary of representation changes to plan:

█ No change to the Plan.

Response:

█ Support welcomed.

Action:

█ No action.

4736

Support

Document Element: PrC3/h26

Respondent: Mr & Mrs John

Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

█ Support for the inclusion of housing allocation PrC3/h26 in the Revised LDP:

We welcome the decision of the Authority to concur with the representations previously made in relation to our Client's land. We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period. In fact, our Client has already been approached by a number of parties expressing a keen interest in developing the site once the Plan is adopted.

Change suggested by respondent:

█ No change to the Plan.

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/555>

Representation Form - <https://carmarthenshire.oc2.uk/a/5fv>

Support

Summary of representations:

█ The respondent provides information relating to the infrastructure affecting and supporting the site.

Summary of representation changes to plan:

█ No change to the Plan.

Response:

█ Information welcomed.

Action:

█ No action.

5647**Support****Document Element:** PrC3/h26**Respondent:** Dwr Cymru/Welsh Water**Summary:****Water Supply:**

No issues; offsite mains required

Public Sewerage:

No issues; offsite sewers required

WwTW:

Garnswllt - no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC3/h27

Support

Summary of representations:

■ Respondent supports the inclusion of the site.

Summary of representation changes to plan:

■ No change to the Plan.

Response:

■ Support welcomed.

Action:

■ No action.

4735

Support

Document Element: PrC3/h27

Respondent: Lady Julie Romani

Agent: Evans Banks Planning Limited

Summary:

■ Support for the inclusion of housing allocation PrC3/h27 in the Revised LDP:

We welcome the decision of the Authority to concur with the representations previously made in relation to our Client's land. We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period. In fact, our Client has already been approached by a number of parties expressing a keen interest in developing the site once the Plan is adopted.

Change suggested by respondent:

■ No change to the Plan.

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/554>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/5f9>

Support

Summary of representations:

■ The respondent provides information relating to their infrastructure affecting and supporting the site.

Summary of representation changes to plan:

■ No change to the Plan.

Response:

■ Information welcomed.

Action:

■ No action.

5648**Support****Document Element:** PrC3/h27**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply:

No issues

Public Sewerage:

No issues; off-site sewers required

WwTW:

Garnswllt - no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PrC3/h28

Support

Summary of representations:

The respondent supports the site's inclusion in principle. However, notes that this is subject to addressing specific concerns which are noted in their response below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed.

Action:

No action.

4740

Support

Document Element: PrC3/h28

Respondent: Mrs Valerie Morris

Summary:

In principle I support. I would stress though that any development should be considerate to the current residents (there are rumours of dangerous substances such as asbestos in the area - this should be carefully handled).

Trees with protection orders should also be protected.

The area should also ensure that the pavement provision is adequate, especially considering that schoolchildren may live there and that the road is quite narrow and busy. A stipulation should be included within any plans that pavement be installed where there aren't any at present.

Change suggested by respondent:

No change to the Plan

Attachments: None

Object

Summary of representations:

Mae'r crynodebau isod yn nodi gwrthwynebiadau i gynnwys y safle gan nodi pryderon dros effaith ar draffig a phrifyfyrdd; sefydlogrwydd y ddaear; ecoleg; halogiad; goed sy'n destun Gorchmynion Cadw Coed; gyfleusterau lleol; aflonyddu o ganlyniad i waith adeiladu; seilwaith draenio a charthffosiaeth.

The summaries below note objections to the site's inclusion citing concerns over its effect on traffic and highway; ground stability; ecology; contamination; trees subject to TPOs; local facilities; disturbance from construction work; drainage and sewerage infrastructure.

Summary of representation changes to plan:

Dim newidiad i'r Cynllun.

No change to the Plan.

Response:

Yn anghytuno, mae dyraniad y safle o fewn y CDLI at ddibenion preswyl wedi cael ei ystyried yn llawn drwy'r fethodoleg asesu safle. Fel rhan o'r broses asesu hon paratowyd pro fforma safle manwl.

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

Dim gweithred.

No action.

4650

Object

Document Element: PrC3/h28

Respondent: Mrs Julie Williams

Summary:

I am concerned at the additional traffic on Bethesda Road during and post development. The corner by the school Lane is extremely dangerous and I regularly see parents having to push prams on the road due to congestion on the corner. There are mining works on this land and I am concerned at the risk of ground disturbance affecting the stability of my property.

Change suggested by respondent:

Detailed survey into existing traffic on Bethesda Road. Detail provided around Old mine workings and impact on neighbouring properties. I believe there is ecological impact with this development but ground clearance has been permitted in advance which may have destroyed natural habitat. Tree protection order is in place also on this site.

Attachments: None

4744

Object

Document Element: PrC3/h28**Respondent:** Mrs Elizabeth Winkler**Summary:**

Bethesda Rd is not a through road.

A very dangerous S bend from the shop which is at the junction and starts at Llys Bethesda and opposite the chapel.

Extra pressure on schools, GP surgeries.

Tree preservation order on the Oak trees to be kept.

Toxic substances buried at the sight.

Ecology and habitat to be checked and considered.

If housing is accepted then no more than 20, and all low level property.

Change suggested by respondent:

I believe no plans have been made and this area is being considered for housing.

It is a small area of land, that would not be able take more than 20 houses.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wj>

4661

Object

Document Element: PrC3/h28**Respondent:** Mrs Amber Roach**Summary:**

Objection to housing allocation PrC3/h28:

This build will be incredibly disruptive to residents of Bethesda Road. The road will become busy and unsafe during the build, particularly for the many children who walk to Tumble Primary School, and parking (which is limited to on-road for many houses) is going to become even more limited.

Ecology - There are a number of trees along the line which have TPO's attached and provide habitat for protected species (such as the Green Woodpecker). It is possible important pollinator species exist here as the site is in such close proximity to Mynydd Mawr Woodland Park where there are known species of protected butterflies.

There is likely asbestos presence on the land from the removal of the old factory.

Change suggested by respondent:

Remove housing allocation PrC3/h28 from the Revised LDP.

Attachments: None

4757

Object

Document Element: PrC3/h28

Respondent: Mrs Kay Williams

Summary:

Objection to housing allocation PrC3/h28 for the following reasons:

Bethesda Road is already struggling with the volume of traffic travelling and cars parked on pavements blocking access to for pedestrians. Additional housing will make the issues significantly worse and dangerous for residents currently living on the road.

There is also an issue with no additional services being provided to support additional people in the location such as access to GP's, education, childcare, etc.

Also the loss of hedgerows currently on the site for birds and small animals.

The proposed developer is also concerning due to significant issues with developments he has already built going back 20 years.

Change suggested by respondent:

If the site is to be developed then a smaller number of properties should be built with consideration given to residents already living on the road.

Attachments: None

5396

Object

Document Element: PrC3/h28

Respondent: Charlie Storch

Summary:

Objection to housing allocation PrC3/h28 for the following reasons:

Already heavy traffic on road with lorries associated with existing businesses.

Asbestos concern.

Old mine worries.

Sewage concerns as it will need a new system.

Old people & children have to walk on road as people near site parking on pavement.

Change suggested by respondent:

Remove allocation PrC3/h28.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mf>

5397

Object

Document Element: PrC3/h28**Respondent:** C A Evans**Summary:**

Objection to the site. Extremely concerned about highway safety on the bend of Bethesda Road,

This route is an access to Tumble school with young children using this route. i would like to see a condition that site traffic is restricted during school start and finish times.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mw>

5398

Object

Document Element: PrC3/h28**Respondent:** Gwynfor James Jones**Summary:**

Objection to housing allocation PrC3/h28 for the following reasons:

I live next from the proposed development site. I have no objection to houses being built there however it is the volume of houses that are the problem.

Also the site needs to be cleared of all hazardous conditions.

Change suggested by respondent:

Reduction in the volume of houses in the allocation.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5md>

5399

Object

Document Element: PrC3/h28**Respondent:** Ian Roderick**Summary:**

Objection to housing allocation PrC3/h28 for the following reasons:

Asbestos on site?

Health and safety.

Boundary needs consideration, impact on to neighbouring properties and maintenance.

Highway safety.

Conditions - can't start before 8 am to finish no later than 6 pm. Dust / noise impact Mon - Sat.

Change suggested by respondent:

Remove allocation, or use of above conditions if development is to proceed.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mc>

5400**Object****Document Element:** PrC3/h28**Respondent:** Mrs Julie Williams**Summary:**

Objection to housing allocation PrC3/h28 for the following reasons:

Concerned about the number of dwellings in a small area.

Increased traffic both construction & residents - Bethesda Rd is basically a cul-de-sack and traffic has to travel both ways. Dangerous corner with narrow road at the end of the road - lack of pavements. 2 oaks have TPOs. Previous building demolished & strongly believe asbestos burned on the site. Need assurance from council land is safe to build on.

Concern at structural damage i.e. subsidence to my property due to old mine workings on site. Concerned that ecology is being removed at present due to grand clearance.

Change suggested by respondent:

Reduction in housing numbers in the allocation.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mb>

5401**Object****Document Element:** PrC3/h28**Respondent:** Alawa Finn**Summary:**

Objection to the allocated site above. Issues include

Heavy traffic, asbestos, old mine workings, ecology and pedestrian risk

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mv>

5402**Object****Document Element:** PrC3/h28**Respondent:** Patricia Finn**Summary:**

Objection to the above site as a housing allocation.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5m9>

5403

Object

Document Element: PrC3/h28**Respondent:** Kenneth Finn**Summary:**

Objection to housing allocation PrC3/h28 for the following reasons:

1. Mining site concerns, test holes dug up by contractors - coal found 30 metres down. Old mine workings present.
2. Asbestos concerns from the old factory roof. Is the site safe to build on? Concerns regarding the asbestos not handled correctly.
3. Sewage problems already present on road.
4. Heavy traffic on the road currently.

Change suggested by respondent:

Remove allocation.

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5m8>

5404

Object

Document Element: PrC3/h28**Respondent:** Mr Brian Davies**Summary:**

There is no adequate sewers or rainwater services available in this area, not enough street lighting and the road is far too small to take additional traffic. It is already a dangerous area for road users as vehicles park on both sides of the road and pedestrians unable to use pavements where needed. The road speed should also be changed to 20mph.

Change suggested by respondent:

Remove site from Plan

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5m7>

5405

Object

Document Element: PrC3/h28**Respondent:** Mair Merchant**Summary:**

Objection to housing allocation PrC3/h28 for the following reasons:

1. Too much traffic already. People often have to walk on the road.
2. Sewer and drainage not adequate.
3. Unsuitable for heavy traffic as large lorries already use the road.
4. Concern over asbestos still on site.
5. Habitat already destroyed by contractor.
6. Already dangerous for young children.

Change suggested by respondent:

Remove allocation.

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5m6>

5406**Object****Document Element:** PrC3/h28**Respondent:** Kathleen Griffiths**Summary:**

Objection to housing allocation PrC3/h28 for the following reasons:

Traffic: No pavements in certain areas causing danger to pedestrians, people parking on pavements.

Subsidence: There are signs of this in the houses next to the area of development.

Asbestos: has this been cleared or buried?

Planning: more areas in the street have applied for planning again causing more traffic.

Ecology: wild life threatened.

Sewage + drainage: already problems without extra housing.

Change suggested by respondent:

Remove allocation.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5m5>

5508**Object****Document Element:** PrC3/h28**Respondent:** Mr Mark Winkler**Summary:**

Objection to housing allocation PrC3/h28 and offers comments on appropriate ways to progress the development: Bungalows are sparse in the area and so should be included in any plans. Low level dwellings only are appropriate, a maximum of 25 dwellings with a green space. Two oak trees with TPOs and a hedge on the boundary of the site to be maintained in situ, giving privacy to both older and newer residents. Concerns on S-bend at Bethesda Chapel to School entrance lane - dangerous and unsuitable for large vehicles, with pavement only on one side of road – must be improved.

Change suggested by respondent:

Whilst the respondent is not requesting that the allocation be removed, the concerns noted in the representation should be addressed.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fz>

5636**Object****Document Element:** PrC3/h28**Respondent:** Parchedig Emyr Gwyn Evans**Summary:**

Gwrthwynebiad i ddyraniad y safle PrC3/h28 ar gyfer tai o fewn y Cynllun.

Objection to the allocation of site PrC3/h28 for housing within the Plan.

Change suggested by respondent:

Tynnu safle PrC3/h28 o'r Cynllun.

Remove site PrC3/h28 from the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wr>

PrC3/h32**Support****Summary of representations:**

The respondent supports the reduction in the allocation's site area.

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed.

Action:

No action.

5539**Support****Document Element:** PrC3/h32**Respondent:** Cllr Tina Higgins**Summary:**

Support for the omission [from the Second Deposit RLDP] of the part of housing allocation PrC3/h32 that was included in the First Deposit RLDP:

This area of land, currently a greenfield site, is outside the development limits and is not in the current LDP. The land referenced as PrC3/h32 is not one area of land but two separate areas. One half (the land behind Penygarn Road leading to the Rugby Club) already had planning permission for 37 houses which was granted in December 2019. The dwellings have now been built and occupied. This planning permission was approved with the reason given that the need for social housing allowed for an exemption from the County Council's own policy. This was an exception, not the rule and should not be used to set a precedent to have more development on the other half of the land.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wp>

SeC9/h2

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5649

Support

Document Element: SeC9/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Garnswllt - no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Objection to the housing allocation, as set out in the summary below.

Summary of representation changes to plan:

Remove allocation from the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action.

5183

Object

Document Element: SeC9/h2

Respondent: Evans Banks Planning Limited

Summary:

Objection to housing allocation SeC9/h2 in Brynamman.

As of yet no planning application regarding residential development have been submitted at the site and therefore not a single housing unit has been delivered to date. This in turn, questions its deliverability and reliability as a housing allocation.

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.

Change suggested by respondent:

Remove site from Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69d>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69w>

SeC11/h1**Support**

Summary of representations:

The respondent provides general information about their infrastructure provision.

Summary of representation changes to plan:

No change to the Plan.

Response:

Information welcomed.

Action:

No action.

5650**Support**

Document Element: SeC11/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply:

No issues

Public Sewerage:

No issues

WwTW:

Pontyberem - no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV27/h1**Support**

Summary of representations:

■ Respondent supports the inclusion of the site.

Summary of representation changes to plan:

■ No change to the Plan.

Response:

■ Support welcomed.

Action:

■ No action.

4730**Support**

Document Element: SuV27/h1**Respondent:** Mrs Annie Rees**Summary:**

■ In support of proposed housing allocation SuV27/h1 and subject to adoption of this LDP, we have agreed in principle with an interested developer, to provide as per the allocation proposed i.e. 5 units. We consider the Draft LDP sound and deliverable.

Change suggested by respondent:

■ No change to the Plan.

Attachments: None

SuV28/h1

Object

Summary of representations:

The respondent seeks the removal of the site for the reasons set out.

Summary of representation changes to plan:

No change to the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

4902

Object

Document Element: SuV28/h1

Respondent: Mr Richard Lewis

Agent: JMS Planning & Development Ltd

Summary:

We object to the omission of site SR/040/002 - Land at Blaengwili off Heol y Deri for residential development. The development provides a perfectly logical extension of the urban form within close proximity to all services and located within a sustainable location. The allocated site within the LDP SUv28/h1 has already been built out and therefore no new sites allocated going forward with tight development boundary limits.

Change suggested by respondent:

We propose that the land put forward as part of this objection is considered as a candidate site to allow future growth within Cwmgwili for the reasons stated within the covering letter.

Attachments:

Photo of site - <https://carmarthenshire.oc2.uk/a/33f>

ISA - <https://carmarthenshire.oc2.uk/a/34d>

Location Plan - <https://carmarthenshire.oc2.uk/a/34w>

Submission Letter - <https://carmarthenshire.oc2.uk/a/55q>

SuV30/h1**Support****Summary of representations:**

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

None

Response:

Information welcomed

Action:

No Action

5651**Support****Document Element:** SuV30/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply:

No issues

Public Sewerage:

No issues

WwTW:

Ystradgynlais – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC12/h1

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5184

Object

Document Element: SeC12/h1

Respondent: Evans Banks Planning Limited

Summary:

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69b>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69c>

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5652

Support

Document Element: SeC12/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues
 Public Sewerage: No issues
 WwTW: Adpar – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC12/h3

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5653

Support

Document Element: SeC12/h3**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues
 Public Sewerage: No issues
 WwTW: Adpar – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

The respondents seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5185

Object

Document Element: SeC12/h3

Respondent: Evans Banks Planning Limited

Summary:

Object to the inclusion of the allocation and that its inclusion within the Plan would result in the document being 'unsound' as it is unable to deliver housing and has been rolled forward without due consideration. The site has been allocated for 10 years with no planning application submitted.

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.

Change suggested by respondent:

Include site within the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/699>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69v>

SeC13/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5654

Support

Document Element: SeC13/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Llanybydder – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

Support the inclusion of the land for the reasons set out.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5434

Support

Document Element: SeC13/h1**Respondent:** Amanda Arter**Summary:**

Support the land being retained in within the Carmarthenshire LDP as a housing allocation. The site is currently being marketed and there have been some expressions of interest in the land.

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5z4>

Object

Summary of representations:

The respondents seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

No change.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5186

Object

Document Element: SeC13/h1**Respondent:** Evans Banks Planning Limited**Summary:**

We object to the inclusion of the allocation on the basis that its inclusion within the Plan would result in the document being 'unsound'. 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.

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/697>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/698>

SeC14/h1

Object

Summary of representations:

The respondents seek the removal of the site for the reasons set out in the objections.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5824

Object

Document Element: SeC14/h1

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

The 2nd Deposit Plan's evidence base includes a Nutrient Mitigation Options Technical Review report prepared by Ricardo (June 2022). The report notes that the Pencader Sewage Treatment Works and Llandovery Waste Water Treatment works have the highest number of planning applications constrained by phosphorus (page iv of the report). Therefore, it is apparent that future housing development in Pencader and Llandovery is particularly constrained by the need for nutrient neutrality.

We question the deliverability of site allocation ref: SeC14/h2 Blossom Garage. This site has been subject to a recent planning application refusal (ref: W/39283). One of the principal reasons for refusal was the site being located within the catchment of Afon Tywi SAC and not demonstrating phosphate neutrality or betterment.

Change suggested by respondent:

Remove site from Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

5187

Object

Document Element: SeC14/h1

Respondent: Evans Banks Planning Limited

Summary:

Object to the inclusion of the allocation and that its inclusion within the Plan would result in the document being 'unsound'. A Full Planning Application was made to the Council for the Proposed Residential Development of 16 Dwellings which was subsequently refused in 2019. The application was refused for a number of reasons including the applicant not signing a Section 106 agreement as well as the site being within a Special Area of Conservation. The failure of the applicant to commit to signing the S106 Agreement in itself puts the deliverability of the site in serious doubt.

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.

Change suggested by respondent:

Remove site from the plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/693>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/694>

SeC14/h2

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5655

Support

Document Element: SeC14/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; offsite mains required

Public Sewerage: No issues; offsite mains required

WwTW: Pencader – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

The respondents seek the removal of the site mainly due to the site not being delivered despite being allocated for some time, and that it lies within a phosphate sensitive area. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site from the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5823

Object

Document Element: SeC14/h2

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

The 2nd Deposit Plan's evidence base includes a Nutrient Mitigation Options Technical Review report prepared by Ricardo (June 2022). The report notes that the Pencader Sewage Treatment Works and Llandovery Waste Water Treatment works have the highest number of planning applications constrained by phosphorus (page iv of the report). Therefore, it is apparent that future housing development in Pencader and Llandovery is particularly constrained by the need for nutrient neutrality.

There is now, in our view, significant doubts as to the deliverability of the housing site allocated SeC14/h2

Change suggested by respondent:

Remove site from Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

5189

Object

Document Element: SeC14/h2

Respondent: Evans Banks Planning Limited

Summary:

We object to the inclusion of the allocation and that its inclusion within the Plan would result in the document being 'unsound'. Despite having almost 10 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.

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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68q>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/69r>

SuV33/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5656

Support

Document Element: SuV33/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues; offsite sewers required

WwTW: Drefach/Felindre – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

The respondent supports the inclusion of the site.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5068**Support**

Document Element: SuV33/h1

Respondent: Mr W O Ponsonby-Lewes

Agent: Evans Banks Planning Limited

Summary:

Support the inclusion of the site within the Plan. The land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

Change suggested by respondent:

No change

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5pq>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5qr>

SuV35/h1**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5657**Support**

Document Element: SuV35/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues

WwTW: Drefach/Felindre – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV36/h2**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5658**Support**

Document Element: SuV36/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; 150mm trunk main crossing site

Public Sewerage: No public sewerage

WwTW: No public sewerage

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV37/h2**Support**

Summary of representations:

■ The respondent support the inclusion of the site.

Summary of representation changes to plan:

■ No change.

Response:

■ Support welcomed.

Action:

■ No action.

4638**Support**

Document Element: SuV37/h2**Respondent:** Melyn Ltd**Agent:** Mr Joe Ayoubkhani**Summary:**

■ Support is given the allocation of the site, which is owned by Melyn Ltd. An Illustrative Masterplan has been included, and studies in respect of transport and ecology at the site have been undertaken. The site is deliverable, is sustainably located and does not have any constraints. There is also evidence of demand for properties in Cwmann.

Change suggested by respondent:

■ No change to the Plan.

Attachments:Layout Plan - <https://carmarthenshire.oc2.uk/a/5sz>Representation form - <https://carmarthenshire.oc2.uk/a/54r>

SuV37/h3**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5660**Support**

Document Element: SuV37/h3**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues

WwTW: Lampeter – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV38/h1

Object

Summary of representations:

The respondents seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

Remove the allocation of the site.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5190

Object

Document Element: SuV38/h1

Respondent: Evans Banks Planning Limited

Summary:

Objection is made to the inclusion of the site as despite having almost 10 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. 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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68y>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/68p>

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5661

Support

Document Element: SuV38/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues; offsite mains required

Public Sewerage: No issues; 6" foul sewer crossing site

WwTW: Capel Iwan – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV39/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5662

Support

Document Element: SuV39/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues

WwTW: Llanfihangel-ar-Arth – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

The respondents seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

Remove the site's allocation.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5191

Object

Document Element: SuV39/h1

Respondent: Evans Banks Planning Limited

Summary:

An objection is made to the inclusion of the site, 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. 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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68m>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/68n>

SuV41/h2**Object****Summary of representations:**

The respondents seek the removal of the site for the reasons set out.

Summary of representation changes to plan:

Remove the site's allocation.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action.

5193**Object**

Document Element: SuV41/h2

Respondent: Evans Banks Planning Limited

Summary:

An objection is made to the allocation of the site, 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. 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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68k>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/68z>

SeC15/h1

Object

Summary of representations:

Objection to housing allocation SeC15/h1 in Llandovery, for the reasons set out in the summary below

Summary of representation changes to plan:

Remove allocation from Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action

5825

Object

Document Element: SeC15/h1

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

We note allocation ref: SeC15/h1 in Llandovery listed above has been allocated for many years and remains undeveloped. The LPA's supporting Site Assessment Table (2023) indeed notes concerns over the deliverability of this site, and therefore reduces the size of the allocation within the 2nd Draft Deposit RLDP. The riverine SAC phosphates constraint makes this site even less deliverable.

Change suggested by respondent:

Remove site from Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

SeC15/h2**Support****Summary of representations:**

■ Support for housing allocation SeC15/h2 in Llandovery

Summary of representation changes to plan:

■ No change to the Plan

Response:

■ Support welcomed

Action:

■ No Action

5130**Support**

Document Element: SeC15/h2

Respondent: Mr Dyfryg Lewis

Agent: Asbri Planning Limited

Summary:

■ The proposed residential land allocation under Policy SeC15/h2 which provides for a modest scale of new residential development, is supported, as is the overall soundness of the Plan

Change suggested by respondent:

■ No change to the Plan

Attachments:

Submission Statement - <https://carmarthenshire.oc2.uk/a/3jh>

Representation Form - <https://carmarthenshire.oc2.uk/a/5nw>

Support**Summary of representations:**

■ The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

■ No change

Response:

■ Information welcomed

Action:

■ No Action

5663

Support

Document Element: SeC15/h2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues; offsite sewers required

WwTW: Llandovery – no issues

Change suggested by respondent:

No change to the Plan

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Objection to housing allocation SeC15/h2 in Llandovery. The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove housing allocation SeC15/h2

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action

5826

Object

Document Element: SeC15/h2**Respondent:** Ffos Las Ltd**Agent:** Carney Sweeney**Summary:**

The 2nd Deposit Plan's evidence base includes a Nutrient Mitigation Options Technical Review report prepared by Ricardo (June 2022). The report notes that the Pencader Sewage Treatment Works and Llandovery Waste Water Treatment works have the highest number of planning applications constrained by phosphorus (page iv of the report). Therefore, it is apparent that future housing development in Pencader and Llandovery is particularly constrained by the need for nutrient neutrality.

There is now, in our view, significant doubts as to the deliverability of the housing site allocated SeC15/h2

Change suggested by respondent:

Remove site from Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

SeC16/h1

Object

Summary of representations:

A number of objections have been received to this housing allocation. Many relate to highway/access concerns. The objections vary in their content, with some calling for the allocation to be removed, whilst others call for the provision of access to the site from another location. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Removal of allocation, or the provision of a separate access to the site (some respondents refer to the principles set out in the original 2009 SPG for the [larger] site), depending upon the individual representations summarised below.

Response:

Disagree. The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action.

4751

Object

Document Element: SeC16/h1

Respondent: Mrs Sonia El-Harrak

Summary:

Objection to housing allocation SeC16/h1 (Candidate Site Ref SR/080/005) under Policy HOM1 (see also Rep 4759): The current road is not suitable for either the construction traffic whilst building or consequential increase in population.

As residents we are responsible for ensuring the estate is maintained which includes a children's play area. If there is an increase in residential properties, there is no way of ensuring this will be maintained. An increase in road vehicles also presents a serious hazard to residents.

Change suggested by respondent:

Any future development adjacent to Parc Pencrug should have separate access.

Attachments: None

4778

Object

Document Element: SeC16/h1**Respondent:** Miss Amanda Owen**Summary:**

Objection to housing allocation SeC16/h1:

The Road infrastructure to the new "Residential Allocation" is insufficient to cope with additional demand.

A Children's playground adjoins the main road, cars at present drive too fast. Increased road use would be dangerous to children and other users.

A new independent access road to any new site is required. Access should not be via the existing Parc Pencrug/Llys Pencrug roads. Access to the new site should not adjoin a children's play area, children and other users at risk from pollution, and volume of cars.

Change suggested by respondent:

A new independent access road to any new site is required. Access should not be via the existing Parc Pencrug/Llys Pencrug roads.

Attachments: None

4884

Object

Document Element: SeC16/h1**Respondent:** E M Davies**Summary:**

Firstly the fact that the Developers have shown us plans for a proposal that includes the CCC land and also privately held land - does this that we are open to "incremental development"? (Either now or in the future).

Secondly, access to the site. As I understand it, the only access is via Parc Pencrug. In my opinion, as a resident of Parc Pencrug, this is inadequate. I remember a previous plan (about 2007), where the main access was into Rhosmaen Street. This made much more sense with regard to access to schools, shops, surgeries etc.

Change suggested by respondent:

No change but consideration of access to the site

Attachments: None

4885

Object

Document Element: SeC16/h1**Respondent:** Mr Robert Evans**Summary:**

Objection to housing allocation SeC16/h1:

Sole access via the restricted space of the existing Parc Pencrug estate and its steep hill is inadequate for the construction of the 27 houses shown in the LDP, also for the amount of traffic that would nowadays be subsequently generated by them. This would be even more the case for the 86 homes currently being proposed for the site by Pobl. For the wellbeing of the residents of the existing Parc Pencrug estate and of the residents of the adjacent site a more suitable main access point is needed.

Change suggested by respondent:

More suitable access required to this allocation.

Attachments: None

4886

Object

Document Element: SeC16/h1

Respondent: Kedrick Davies

Summary:

Object to the deletion of the strategic development area as was defined in the current adopted LDP as T2/2h1. This is the most logical place to accommodate growth for the town and requires a strategic long term vision.

The deletion of this strategic vision is a serious failing in the 2018-2033 LDP Revised Deposit.

The “incremental” and disconnected release of land in this northern area of the town as is apparent by the isolated allocation of SeC16/h1 in the Revised Deposit does not constitute the proper planning of the area and will result in a unsatisfactory form of development out of accord with the Council’s own SPG on Placemaking and Design.

Change suggested by respondent:

Amend Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6gd>

4915

Object

Document Element: SeC16/h1

Respondent: Mrs Rosalind Bellamy

Summary:

Development of this land depends on road access for a large number of vehicles, currently planned through one residential street off Carmarthen Road. This is unacceptable - inappropriate, dangerous and harmful to local residents.

New houses must also be built to a high standard with low or net zero energy use - this is perfectly possible and will help to future-proof our environment.

Change suggested by respondent:

Say that access to new housing development must not be detrimental to current residents. There must be safe walking routes to schools, shops and other local facilities.

Houses must be built to a high standard of insulation and low energy use. Housing estates should have provision of charging points for electric cars.

Attachments: None

4979

Object

Document Element: SeC16/h1

Respondent: Mr Richard Workman

Summary:

Objection to Housing allocation SeC16/h1 for the following reasons:

The land originally formed part of the much larger Llandeilo Northern Residential Quarter allocated in the current LDP. This was supported by a formally adopted Comprehensive Planning and Development Brief as Supplementary Planning Guidance.

The current allocation is a piecemeal approach which will frustrate and adversely affect the benefits of a comprehensive approach. In the worse case scenario if any development is allocated in isolation it should , at a minimum , follow the principles set out in the brief and be strictly limited in terms of its scale and extent and prevent any further incremental developments until they conform to and are part of a comprehensive development.

Change suggested by respondent:

At a minimum follow the principles set out in the original Planning Brief for the site (2009).

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/57p>

4996

Object

Document Element: SeC16/h1

Respondent: Mr David R. Jones

Summary:

Although I support the provision of new housing in Llandeilo, I write to express my concern that the existing proposal, currently under review is not a positive or effective way of achieving this. To the contrary it is poorly designed and unsafely targeted in terms of location.

Change suggested by respondent:

Remove site from plan

Attachments:

Submission attachment - <https://carmarthenshire.oc2.uk/a/58t>

5035

Object

Document Element: SeC16/h1**Respondent:** Sian Hughes**Summary:**

The new LDP makes alterations to the land adjacent to the A40 and Parc Pencrug that raises the following concerns.

1. The access to the land for ongoing development is no longer available from Rhosmaen Street but relies on access via Parc Pencrug.
2. The access via Parc Pencrug is totally inadequate.
3. The ongoing development of this land appears to be "ad hoc" and requires proper consideration.
4. The need for affordable housing and ongoing management needs to be clearly defined.
5. The scale of any development should take into consideration Llandeilo's existing public services infrastructure.
6. Detailed proposals will need to consider habitat/diversity losses and include mitigation measures. The ongoing problem with phosphates also needs to be addressed.

Change suggested by respondent:

Change to the Plan

Attachments: None

5025

Object

Document Element: SeC16/h1**Respondent:** L & C Bevan**Petition:** 2 petitioners**Summary:**

Whilst referring to the land adjacent Parc Pencrug housing allocation, the objection is centred on the POBL application for more houses on a larger area than that allocated, and that the affordables should be limited to those who need them within our town without surplus houses being assigned to people from outside the area.

The LDP should include the requirement to assess the suitability of location in terms of infrastructure and accessibility of the site to limit the negative effect of increased traffic and pressurising local resources.

Change suggested by respondent:

Consideration of the site within the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/58j>

5074**Object****Document Element:** SeC16/h1**Respondent:** Mr Robert Evans**Summary:**

Objection to housing allocation SeC16/h1:

Concern is raised about the site adjacent to Parc Pencrug being used for housing, without better access.

Having sole access via Parc Pencrug's steep hill and its circuitous narrow access road, which can be further constricted with parked cars and other vehicles, is unsuitable for all the extra traffic that would be generated by the development during its construction and subsequently by the new residents. It would not only be detrimental for the wellbeing of the existing residents of Parc Pencrug but also be far from ideal for the residents of the new houses for whom a more direct access route for vehicles and pedestrians is surely needed.

Change suggested by respondent:

More appropriate access to the site is required.

Attachments:

Submission attachment - <https://carmarthenshire.oc2.uk/a/6fm>

5036**Object****Document Element:** SeC16/h1**Respondent:** Brian Hanwell**Summary:**

Aware of the need for more housing in Llandeilo, especially affordable housing, I am concerned that this revised plan does not take the whole of the Northern Residential Quarter area (up to the A40) into consideration, and seems to be a piecemeal approach to planning.

If this plan were to go ahead in its current form, all development traffic, and residents traffic - once the estate was completed - would have to travel through Parc Pencrug and Lon Rhys to access the town. This would apply to people going shopping, and taking children to school etc.

The need for an access route from Rhosmaen Street, as envisaged in the original plan is overwhelming.

Other issues such as the scale of the development with the resulting impact on phosphate load into an already stressed River Tywi should put a pause on this plan, until this issue can be resolved. The impact on local services, such as the capacity of schools and doctors services to accommodate such an increase in population needs further thought.

Change suggested by respondent:

Change to the Plan

Attachments:

Submission Letter - <https://carmarthenshire.oc2.uk/a/6fd>

5306**Object****Document Element:** SeC16/h1**Respondent:** Carl Cooper**Summary:**

Concerns regarding the implications for the proposed development of land adjacent to our estate. Unlike the current plan, only the CCC land is included in the proposed new LDP. This risks incremental, piecemeal development because the whole of the Northern Residential Quarter is not included. Also, the essential access from Rhosmaen Street will be rendered impossible, thereby bringing all new traffic through Lon Rhys & Parc Pencrug, which will overwhelm current infrastructure and be to the detriment of current residents

Change suggested by respondent:

Amend Plan

Attachments: None**5055****Object****Document Element:** SeC16/h1**Respondent:** Beverley Jones**Summary:**

Objection to housing allocation SeC16/h1 in Llandeilo. [Reference and objection is also made to the POBL proposal for housing on the site, which also extends to a larger area]

The new local development plan is out for consultation however, I understand that only CCC Land is included in this. I also understand that there is a risk of the whole of the Northern Residential Quarter will not be included and access from Rhosmaen Street will not be possible.

Access through Park Pencrug is totally unacceptable due to the design of the estate as it stands. The volume of traffic will greatly impact on the environment as a whole and safety of residents.

I feel that such a large number of houses proposed [in the POBL proposal] will put great pressure on local services, e.g. health provisions, schools etc.

This proposed development does not suit Llandeilo and it's local context and needs to be reviewed.

Change suggested by respondent:

Amend Plan.

Attachments: None

5329

Object

Document Element: SeC16/h1**Respondent:** Patrick Rotherfield**Summary:**

The residential allocation of land for the Northern development of Llandeilo at map reference 51.887955 , -3.995920 should revert back to full area included in the previous LDP.

The reduction in residential allocation has removed the proposed access point from the A483 to any development.

Without this point of access, the only route into the development area will be through the existing estate of Parc Pencrug. This would promote piecemeal development of the northern area that would prevent the aims of PSD2:

Masterplanning Principles – Creating Sustainable Neighbourhoods to be met.

Change suggested by respondent:

Amend the site within the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6sx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6sj>

5121

Object

Document Element: SeC16/h1**Respondent:** Mr Iwan Williams**Summary:**

Objection to the site in its current form and what is considered in the proposed POBL application. The development needs to re plan and access from Glynceirch Rhosmaen Street off A483 trunk road. This would not implement any issues on the happy environment we have at Pencrug. The roads are not fit for purpose for construction transport and cope with extra residents. There is one section with quite a steep incline.

Change suggested by respondent:

No change but the planning application needs to consider a new access

Attachments: None

5123

Object

Document Element: SeC16/h1**Respondent:** Mr Geoff Sharp**Summary:**

I have lived in Lon Rhys Llandeilo for over eight years now and I note with some concern the proposed POBL housing development on land accessed via Parc Pencrug.

I gather this will be a development of approx 86 homes which will be offered for sale, rent and shared ownership.

Whilst I agree in principal with the pressing need for more homes, there are certain questions one must ask regarding in particular, volume and access.

The numbers proposed are wildly out of proportion to the previous rate of growth of the town, and I suggest would create a serious imbalance between the facilities / public services available and the newly increased population.

Change suggested by respondent:

No change to the Plan. This representation is mainly in response to the planning application for 86 dwellings.

Attachments: None

5134

Object

Document Element: SeC16/h1**Respondent:** Angela Morgan**Summary:**

Parc Pencrug will be the only access an egress route for the development. The road going through Parc Pencrug has been adopted by the Council, but is unsuitable for the amount of construction traffic, and subsequently extra residential vehicles, plus extra commercial vehicles, that would inevitably occur.

Other objections include potential for piecemeal development, will the affordable units be for local people, not close to amenities, insufficient infrastructure.

Change suggested by respondent:

Remove site from Plan

Attachments: None

5178

Object

Document Element: SeC16/h1**Respondent:** Patricia Eagle**Summary:**

HOM1 objection to allocation SeC16/h1:

The proposal is potentially neither "acceptable" nor "deliverable" in terms of its impacts on neighbouring existing developments and, in particular, local highways. Parc Pencrug is a narrow and twisting cul-de-sac that currently serves around 50 homes. It cannot be widened, owing to the proximity of existing buildings and the topology of the hillside. Access onto Parc Pencrug is via a tight-radius roundabout on Llys Pencrug; any attempt to re-work that junction would necessitate the loss of mature trees with significant amenity value, and would be to the detriment of the existing character of the Pencrug development.

The proposal for site SeC16/h1 cannot be considered divorced from its history, and can be appropriate only if the existing 2009 Supplementary Planning Guidance for the wider site [as currently allocated in the adopted LDP] is formally revoked and rescinded by Carmarthenshire County Council.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69q>

5208

Object

Document Element: SeC16/h1**Respondent:** Angela Morgan**Summary:**

Objection to housing allocation SeC16/h1 under policy HOM1:

All access and egress would be through the existing Park Pencrug and Lon Rhys housing estates, coming out on Carmarthen Road. This would be totally unsuitable for the construction traffic and daily deliveries that a working construction site requires, and once completed, the extra traffic caused by the number of houses, including commercial vehicles such as supermarket deliveries and couriers would mean it would become a busy route, and not at all suitable for the existing housing.

Change suggested by respondent:

Alternative access needed if the allocation is to remain.

Attachments: None

5234

Object

Document Element: SeC16/h1**Respondent:** Susan Augustus**Summary:**

Objection to SeC16/h1 under Policy HOM1:

I understand there is a need to make provision for social housing but the proposal for this development in Llandeilo due to access to site is not suitable.

This new LDP proposal will be a 1.5 mile to the Primary Schools uphill through Parc Pencrug. The road is narrow and original planning for Parc Pencrug did not take into account to have enough parking places for each household therefore the Council Road is filled with cars parked for all houses.

In winter months cars from Parc Pencrug, park in Lon Rhys as roads get impassable- surely this is not suitable to becoming an access to another development - and what if there was a need for an ambulance in an emergency in the winter months?

The infrastructure is not in place to accommodate for extra housing with both Primary Schools full to capacity also the GP surgery. The Dental Practices unable to accommodate only for Private patients.

Change suggested by respondent:

Remove the site from the Plan

Attachments: None

5417

Object

Document Element: SeC16/h1**Respondent:** Sian Rees Williams**Summary:**

Objection to housing allocation SeC16/h1 under policy HOM1:

There is a risk of incrementally piecemeal development if the whole of the Northern Residential Quarter is not included and the essential access from Rhosmaen Street will be rendered impossible. Residents in Parc Pencrug, Llys Pencrug, and Lon Rhys will be significantly affected by the proposed development. Parc Pencrug estate already has issues with lack of parking spaces. The major issue is that the access road through Parc Pencrug is inadequate. The development would adversely affect the town of Llandeilo especially with local amenities i.e. shops and schools, doctors, etc. all of which are already at capacity.

Change suggested by respondent:

Include the whole of the Northern Residential Quarter as an allocation, with the main access from Rhosmaen Street.

Attachments:

representation letter - <https://carmarthenshire.oc2.uk/a/5zn>

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5664

Support

Document Element: SeC16/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues; 6" and 150 mm foul sewers crossing site

WwTW: Ffairfach – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC17/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5665

Support

Document Element: SeC17/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; off-site mains required
Public Sewerage: No issues; off-site sewers required
WwTW: Llangadog – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Objection to the housing allocation in Llangadog, as set out in the summary below.

Summary of representation changes to plan:

Remove allocation from the Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action.

5195

Object

Document Element: SeC17/h1**Respondent:** Evans Banks Planning Limited**Summary:**

Objection to housing allocation SeC17/h1 in Llangadog.

The Council considers that the site is deliverable for the purposes of 16 houses, although it is not clear on what basis this conclusion has been made.

There have been no planning applications made in relation to the allocation in question to date.

Whilst we do not object to the principle of the allocation for residential development, we do object to the number of units assigned to the allocation. Based on our experience elsewhere in areas affected by the phosphate regulations, sites within sewered areas have to forfeit 25% of their site area to accommodate the necessary foul water treatment infrastructure. When this and the requirements for a SUDS scheme are taken into account, it is clear that 16 units on the allocation is undeliverable.

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.

Change suggested by respondent:

Remove site from the Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68h>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/68x>

SeC17/h2**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5666**Support**

Document Element: SeC17/h2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues

WwTW: Llangadog – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV51/h1**Support**

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change.

Response:

Information welcomed.

Action:

No action.

5667**Support**

Document Element: SuV51/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues

WwTW: Cwmifor – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV51/h1

Support

Summary of representations:

The respondent supports the allocation.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5363

Support

Document Element: SuV51/h1

Respondent: Mr A Thomas

Agent: JCR Planning Ltd

Summary:

Support for the allocation. Site Ref: SuV51/h1

Change suggested by respondent:

No change to the Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4d7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5y6>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5y7>

plot layout - redacted - <https://carmarthenshire.oc2.uk/a/6bn>

Object

Summary of representations:

Objection to the housing allocation, for the reasons set out in the summary below.

Summary of representation changes to plan:

Remove allocation from Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action.

5196

Object

Document Element: SuV51/h1**Respondent:** Evans Banks Planning Limited**Summary:**

HOM1 objection to allocation SuV51/h1 in Cwmifor.

It is clear that the Council considers that the site is deliverable for the purposes of 8 houses, although it is not clear on what basis this conclusion has been made, especially as the Council state that there are concerns over the deliverability of the site as well as it being a longstanding residential 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.

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.

Change suggested by respondent:

Remove site from Plan.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/68f>

Objection statement - redacted - <https://carmarthenshire.oc2.uk/a/68g>

Object

Summary of representations:

Objection to housing allocation for the reasons set out in the summary below.

Summary of representation changes to plan:

Remove allocation from Plan.

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action.

5827

Object

Document Element: SuV51/h1

Respondent: Ffos Las Ltd

Agent: Carney Sweeney

Summary:

Objection to housing allocation SuV51/h1 in Cwmifor.

Based on current draft allocations, the riverine SAC phosphate constraint will likely significantly constrain the delivery of housing across the County over the emerging plan period,

The SAC phosphates constraint makes sites such as these less deliverable.

It is highly likely that proposed housing allocations in locations affected by riverine SACs phosphate constraints will not be deliverable, either in part or in full.

Change suggested by respondent:

Remove site from Plan.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

SeC18/h1

Object

Summary of representations:

Summary of respondent's representation is set out below

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5090

Object

Document Element: SeC18/h1

Respondent: Evans Banks Planning Limited

Agent: Evans Banks Planning Limited

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.

Change suggested by respondent:

Remove site from the Plan

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/65d>

Representation Form - <https://carmarthenshire.oc2.uk/a/65w>

SeC18/h3

Object

Summary of representations:

Respondent's summary set out below

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No Action

5098

Object

Document Element: SeC18/h3

Respondent: Evans Banks Planning Limited

Summary:

Objection to housing allocation SeC18/h3 in St Clears:

It is clear that the Council considers that the site is deliverable for the purposes of 100 houses, although it is not clear on what basis this conclusion has been made. It is also unclear how the allocation of a previously allocated 'green wedge', used in order to protect local green spaces as well as to prohibit the coalescence of settlements, would now be deemed to be appropriate for future housing development.

There have been no planning applications made relating to the allocation site in question to date.

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.

Change suggested by respondent:

Remove residential allocation SeC18/h3 from the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/678>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/679>

Support

Summary of representations:

■ Respondents support the inclusion of the site

Summary of representation changes to plan:

■ No change to the Plan

Response:

■ Support Welcomed

Action:

■ No action

5389

Support

Document Element: SeC18/h3

Respondent: Gerald Blain Associates

Summary:

■ SeC18/h3

■ Supports inclusion of the above site in LDP.

Change suggested by respondent:

■ No change

Attachments:

Site Layout - <https://carmarthenshire.oc2.uk/a/4wv>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mz>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5mm>

5668

Support

Document Element: SeC18/h3

Respondent: Dwr Cymru/Welsh Water

Summary:

■ Water Supply: No issues

■ Public Sewerage: No issues

■ WwTW: St Clears – no capacity, reinforcement works required - DIA

Change suggested by respondent:

■ No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC18/h4**Support**

Summary of representations:

█ Respondent's summary is set out below

Summary of representation changes to plan:

█ No change to the Plan

Response:

█ Support welcomed

Action:

█ No Action

5669**Support**

Document Element: SeC18/h4**Respondent:** Dwr Cymru/Welsh Water**Summary:**

█ Water Supply: No issues
█ Public Sewerage: No issues
█ WwTW: St Clears – no capacity, reinforcement works required - DIA

Change suggested by respondent:

█ No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC18/h5

Support

Summary of representations:

█ Respondents summaries set out below

Summary of representation changes to plan:

█ No change to the Plan

Response:

█ Support welcomed

Action:

█ No action

5079

Support

Document Element: SeC18/h5

Respondent: Mr Wynne & John Walters

Agent: Asbri Planning Limited

Petition: 2 petitioners

Summary:

█ Support the inclusion of SeC18/h5 as a residential allocation.

Change suggested by respondent:

█ No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5bq>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5cr>

5670

Support

Document Element: SeC18/h5

Respondent: Dwr Cymru/Welsh Water

Summary:

█ Water Supply: No issues

█ Public Sewerage: No issues

█ WwTW: St Clears – no capacity, reinforcement works required - DIA

Change suggested by respondent:





█ No change to the Plan



Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC18/h6**Support**

Summary of representations: Respondent's summary below**Summary of representation changes to plan:** No change to the Plan**Response:** Support welcomed**Action:** No action**5671****Support**

Document Element: SeC18/h6**Respondent:** Dwr Cymru/Welsh Water**Summary:** Water Supply: No issues Public Sewerage: No issues WwTW: St Clears – no capacity, reinforcement works required - DIA**Change suggested by respondent:** No change to the Plan**Attachments:**letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SeC19/h1

Object

Summary of representations:

Respondents object to the allocation of the site, citing potential flooding issues as well as other reasons outlined in the summaries below.

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5584

Object

Document Element: SeC19/h1

Respondent: Cllr Sue Allen

Summary:

Residents are concerned about the velocity of the off flow from the hill above this development and indeed this velocity lifted tarmac off a bridge and it does cause localised flooding. The site lacks footways and any such development requires very careful management of downward water flows on both sides of this allocation in case homes here suffer from such velocity and mud spills from the hillside above as do current residences.

Change suggested by respondent:

Concerns relating to its inclusion

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w5>

5724

Object

Document Element: SeC19/h1

Respondent: Natural Resources Wales

Summary:

The following sites are identified by the Flood Map for Planning as being at risk of flooding and therefore their allocation within the plan fails to meet the tests of soundness.

As confirmed in the letter from Welsh Government dated 15 December 2021, 'when plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning'. When proposing an allocation within a flood risk area your Authority should undertake sufficient background evidence to demonstrate that the development is appropriate for the flood zone and that the consequences of flooding can be acceptably managed

Change suggested by respondent:

Change to Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Support

Summary of representations:

Respondents summaries are set out below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5672

Support

Document Element: SeC19/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; off-site mains required

Public Sewerage: No issues; off-site sewers required

WwTW: Whitland – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

5038

Support

Document Element: SeC19/h1**Respondent:** Mr N. Morgans**Agent:** Evans Banks Planning Limited**Summary:**

Support for the inclusion of site ref SeC19/h1 as a residential allocation in Whitland:

Our clients welcome and SUPPORT the decision of the Authority to partly concur with the representations previously made in relation to a proportion of our clients' land at Park View. We can also confirm that the land continues to not face any ecological, flood risk related, highway, infrastructure or land ownership constraints that would restrict its ability to be delivered during the Plan period.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/59g>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/59h>

SeC19/h2

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5725

Object

Document Element: SeC19/h2

Respondent: Natural Resources Wales

Summary:

The following sites are identified by the Flood Map for Planning as being at risk of flooding and therefore their allocation within the plan fails to meet the tests of soundness.

As confirmed in the letter from Welsh Government dated 15 December 2021, 'when plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning'. When proposing an allocation within a flood risk area your Authority should undertake sufficient background evidence to demonstrate that the development is appropriate for the flood zone and that the consequences of flooding can be acceptably managed.

Change suggested by respondent:

Change to Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

SeC20/h3

Support

Summary of representations:

Summary of respondents representations are below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5673

Support

Document Element: SeC20/h3

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Laugharne – no capacity, reinforcement works required - DIA

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

5028

Support


Document Element: SeC20/h3

Respondent: Mrs & Mr J & G Brown & Howells


Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

 SUPPORT inclusion of SeC20/h3 within the rLDP

Change suggested by respondent:

 No change to the plan

Attachments:

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/58y>

Submission attachment - <https://carmarthenshire.oc2.uk/a/58p>

SuV55/h1

Object

Summary of representations:

Isod ceir crynodeb o sylwadau'r ymatebwyr

Summary of respondents representations are below

Summary of representation changes to plan:

Dileu'r dyraniad o'r Cynllun

Remove allocation from Plan

Response:

Yn anghytuno, mae dyraniad y safle o fewn y CDLI at ddibenion preswyl wedi cael ei ystyried yn llawn drwy'r fethodoleg asesu safle. Fel rhan o'r broses asesu hon paratowyd pro fforma safle manwl.

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

Dim gweithred

No action

5297

Object

Document Element: SuV55/h1

Respondent: Cilmaenllwyd community council

Summary:

OBJECTS TO THE ALLOCATION, SuV55/h1 – Glandy Cross

Concerns are mainly due to the poor water supply in area whereby properties are regularly without water due to low pressure, is the infrastructure in these sites able to manage this?

Also, the Glandy Cross complex is a place of historic / heritage interest hope this will be considered carefully.

Change suggested by respondent:

Concerns over the site within the Plan

Attachments: None

5579

Object

Document Element: SuV55/h1**Respondent:** Cilymaenllwyd Community Council**Summary:**

Nid gwrthwynebiad i'r datblygiadau arfaethedig yw'r sylwadau hyn ond apêl cymuned am waith datblygu sydd yn sensitif i anghenion a chymeriad y gymuned.

Mae'r pwyntiau a godwyd yn cynnwys:

- mae tai Efailwen a Glandy Cross yn cael problemau gyda'u cyflenwad dŵr yn achlysurol oherwydd gwasgedd dŵr isel iawn,
- yr effaith diwyllianol, ieithyddol a chymunedol ar y pentref a'r gymuned ehangach.
- Dylid rhoi blaenoriaeth l bobl sy'n cael ei geni yn yr ardal.
- Dylid adeiladu tai fforddiadwy ar safleoedd.

Mae Cyngor Cymuned Cilymaenllwyd yn awyddus i wneud y gymuned yn lle dymunol i'w phobl leol fyw a gweithio ynddi; cynyddu'r cyfleoedd i bobl allu cyfrannu'n gadarnhaol mewn ffordd gynaliadwy a diogel er mwyn gwarchod y gymuned ar gyfer y genhedlaeth nesaf. I allu gwneud hynny, rhaid i'r Cynllun Datblygu Lleol allu cefnogi hynny.

Whilst the comments are not objections, they are a community appeal for development that is sensitive to the needs and character of the community.

Points raised include:

- Houses in Efailwen & Glandy Cross have occasional problems with water supply due to low water pressure.
- The effect on the culture, language on the village and the wider community
- Priority should be given to housing people born in the area.
- Affordable housing should be built on sites.

Cilymaenllwyd Community Council is keen to make the community a desirable place for its local people to live and work; increase opportunities for people to be able to contribute positively in a sustainable and safe way to protect the community for the next generation. To be able to do that, the LDS must be able to support that.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol

No specific change noted


Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w6>


email 2 - redacted - <https://carmarthenshire.oc2.uk/a/5w7>

SuV55/h2**Support**


Summary of representations:

 The respondent provides general information on their infrastructure situation for the site.


Summary of representation changes to plan:

 No change to the Plan

Response:




 Information welcomed

Action:


 No action

5674**Support**

Document Element: SuV55/h2**Respondent:** Dwr Cymru/Welsh Water**Summary:**

 Water Supply: No issues
 Public Sewerage: No public sewerage
 WwTW: No public sewerage

Change suggested by respondent:

 No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Isod ceir crynodeb o sylwadau'r ymatebwyr

Summary of respondents representations below

Summary of representation changes to plan:

Dileu'r dyraniad o'r Cynllun

Remove allocation from the Plan

Response:

Yn anghytuno, mae dyraniad y safle o fewn y CDLI at ddibenion preswyl wedi cael ei ystyried yn llawn drwy'r fethodoleg asesu safle. Fel rhan o'r broses asesu hon paratowyd pro fforma safle manwl

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared

Action:

Dim gweithred

No action

5298

Object

Document Element: SuV55/h2

Respondent: Cilmaenllwyd community council

Summary:

OBJECTS TO THE ALLOCATION, SuV55/h2 – Glandy Cross

OBJECTS TO THE ALLOCATION, SuV55/h1 – Glandy Cross

Concerns are mainly due to the poor water supply in area whereby properties are regularly without water due to low pressure, is the infrastructure in these sites able to manage this?

Also, the Glandy Cross complex is a place of historic / heritage interest hope this will be considered carefully.

Change suggested by respondent:

Concerns over the site in the Plan

Attachments: None

5580

Object

Document Element: SuV55/h2

Respondent: Cilymaenllwyd Community Council

Summary:

Nid gwrthwynebiad i'r datblygiadau arfaethedig yw'r sylwadau hyn ond apêl cymuned am waith datblygu sydd yn sensitif i anghenion a chymeriad y gymuned.

Mae'r pwyntiau a godwyd yn cynnwys:

- mae tai Efailwen a Glandy Cross yn cael problemau gyda'u cyflenwad dŵr yn achlysurol oherwydd gwasgedd dŵr isel iawn,
- yr effaith diwyllianol, ieithyddol a chymunedol ar y pentref a'r gymuned ehangach.
- Dylid rhoi blaenoriaeth l bobl sy'n cael ei geni yn yr ardal.
- Dylid adeiladu tai fforddiadwy ar safleoedd.

Mae Cyngor Cymuned Cilymaenllwyd yn awyddus i wneud y gymuned yn lle dymunol i'w phobl leol fyw a gweithio ynddi; cynyddu'r cyfleoedd i bobl allu cyfrannu'n gadarnhaol mewn ffordd gynaliadwy a diogel er mwyn gwarchod y gymuned ar gyfer y genhedlaeth nesaf. I allu gwneud hynny, rhaid i'r Cynllun Datblygu Lleol allu cefnogi hynny.

Whilst the comments are not objections, they are a community appeal for development that is sensitive to the needs and character of the community.

Points raised include:

- Houses in Efailwen & Glandy Cross have occasional problems with water supply due to low water pressure.
- The effect on the culture, language on the village and the wider community
- Priority should be given to housing people born in the area.
- Affordable housing should be built on sites.

Cilymaenllwyd Community Council is keen to make the community a desirable place for its local people to live and work; increase opportunities for people to be able to contribute positively in a sustainable and safe way to protect the community for the next generation. To be able to do that, the LDS must be able to support that.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol

—

No specific change noted

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w6>

email 2 - redacted - <https://carmarthenshire.oc2.uk/a/5w7>

SuV56/h1

Object

Summary of representations:

Isod ceir crynodeb o sylwadau'r ymatebwyr

Summary of respondents representations are set out below

Summary of representation changes to plan:

Dileu'r dyraniad o'r Cynllun

Remove allocation from the Plan

Response:

Yn anghytuno, mae dyraniad y safle o fewn y CDLI at ddibenion preswyl wedi cael ei ystyried yn llawn drwy'r fethodoleg asesu safle. Fel rhan o'r broses asesu hon paratowyd pro fforma safle manwl.

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

Dim gweithred

No action

5578

Object

Document Element: SuV56/h1

Respondent: Cilymaenllwyd Community Council

Summary:

Nid gwrthwynebiad i'r datblygiadau arfaethedig yw'r sylwadau hyn ond apêl cymuned am waith datblygu sydd yn sensitif i anghenion a chymeriad y gymuned.

Mae'r pwyntiau a godwyd yn cynnwys:

- mae tai Efailwen a Glandy Cross yn cael problemau gyda'u cyflenwad dŵr yn achlysurol oherwydd gwasgedd dŵr isel iawn,
- yr effaith diwyllianol, ieithyddol a chymunedol ar y pentref a'r gymuned ehangach.
- Dylid rhoi blaenoriaeth l bobl sy'n cael ei geni yn yr ardal.
- Dylid adeiladu tai fforddiadwy ar safleoedd.

Mae Cyngor Cymuned Cilymaenllwyd yn awyddus i wneud y gymuned yn lle dymunol i'w phobl leol fyw a gweithio ynddi; cynyddu'r cyfleoedd i bobl allu cyfrannu'n gadarnhaol mewn ffordd gynaliadwy a diogel er mwyn gwarchod y gymuned ar gyfer y genhedlaeth nesaf. I allu gwneud hynny, rhaid i'r Cynllun Datblygu Lleol allu cefnogi hynny.

Whilst the comments are not objections, they are a community appeal for development that is sensitive to the needs and character of the community.

Points raised include:

- Houses in Efailwen & Glandy Cross have occasional problems with water supply due to low water pressure.
- The effect on the culture, language on the village and the wider community
- Priority should be given to housing people born in the area.
- Affordable housing should be built on sites.

Cilymaenllwyd Community Council is keen to make the community a desirable place for its local people to live and work; increase opportunities for people to be able to contribute positively in a sustainable and safe way to protect the community for the next generation. To be able to do that, the LDS must be able to support that.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol

No specific change noted

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w6>

email 2 - redacted - <https://carmarthenshire.oc2.uk/a/5w7>

5299

Object

Document Element: SuV56/h1**Respondent:** Cilmaenllwyd community council**Summary:**

OBJECTS TO THE ALLOCATION, SuV56/h1 - Efailwen

OBJECTS TO THE ALLOCATION, SuV55/h1 – Glandy Cross

Concerns are mainly due to the poor water supply in area whereby properties are regularly without water due to low pressure, is the infrastructure in these sites able to manage this?

Also, the Glandy Cross complex is a place of historic / heritage interest hope this will be considered carefully.

Change suggested by respondent:

Concerns over the site in the plan

Attachments: None

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change to the Plan

Response:

Information welcomed

Action:

No action

5675

Support

Document Element: SuV56/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues; 110mm water main crossing site

Public Sewerage: No public sewerage

WwTW: No public sewerage

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV58/h1**Support**

Summary of representations:

Summary of respondent's representation is set out below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5676**Support**

Document Element: SuV58/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues, 4" foul rising main crossing site

WwTW: Meidrim – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV59/h2**Support**

Summary of representations:

Summary of respondents representations are set out below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5677**Support**

Document Element: SuV59/h2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues

WwTW: Bancyfelin – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

SuV60/h1

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change to the Plan

Response:

Information welcomed.

Action:

No action

5678

Support

Document Element: SuV60/h1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues

Public Sewerage: No issues; offsite sewers required

WwTW: Llangynog – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Summary of respondent's representation is below

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5116

Object

Document Element: SuV60/h1**Respondent:** Evans Banks Planning Limited**Agent:** Evans Banks Planning Limited**Summary:**

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.

Change suggested by respondent:

Remove the site from the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5hv>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5hb>

SuV61/h1

Support

Summary of representations:

Summary of respondents representations are set out below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

4925

Support

Document Element: SuV61/h1**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

We wholly support the alterations proposed to the development limit boundary of Pendine, which now includes Curtilage of Nieuport Farmhouse (Candidate Site Ref: SR/126/004); the western part of Land adjacent to Crofters Rest (Candidate Site Ref: SR/126/001); and a small area of Land rear of St Margarets Park (Candidate Site Ref: SR/126/002), to form a slightly larger housing allocation at Nieuport Yard (ref: SuV61/h1).

The inclusion of these sites ensures that the organic growth of Pendine can be supported through deliverable, viable and policy-compliant housing schemes, which will contribute towards meeting the RLDP's objectives. The above sites (as well as additional adjacent land) represent logical extensions to the existing built form of Pendine.

Change suggested by respondent:

See Rep 5215.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

5679

Support

Document Element: SuV61/h1**Respondent:** Dwr Cymru/Welsh Water**Summary:**

Water Supply: No issues

Public Sewerage: No issues; offsite sewers required

WwTW: Pendine – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Summary of respondent's representation is set out below

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5114

Object

Document Element: SuV61/h1**Respondent:** Evans Banks Planning Limited**Agent:** Evans Banks Planning Limited**Summary:**

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 at Nieuport Farm, Pendine (LDP Ref. No. SuV61/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.

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5h7>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5h8>

SuV63/h1

Object

Summary of representations:

Summary of respondent's representation is set out below

Summary of representation changes to plan:

Remove allocation from the Plan

Response:

Disagree, the allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared.

Action:

No action

5103

Object

Document Element: SuV63/h1**Respondent:** Evans Banks Planning Limited**Agent:** Evans Banks Planning Limited**Summary:**

Site SuV63/h1 – Land at Woodend, Llanmiloe. 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 at Woodend, Llanmiloe (LDP Ref. No. SuV63/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.

Change suggested by respondent:

Remove allocation SuV63/h1 from the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5gy>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5gp>

HOM2: Housing within Development Limits

Support

Summary of representations:

Support is given to Policy HOM2.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5212

Support

Document Element: HOM2: Housing within Development Limits

Respondent: Mr T. & Mr R. Pearce

Agent: Carney Sweeney

Petition: 2 petitioners

Summary:

We support Policy HOM2, which notes that whilst sites capable of delivering 5 or more dwellings are allocated for housing, there are smaller unallocated sites within the settlement limits throughout the County which may be available for the delivery of small scale housing development. We support that proposals on such sites should be permitted provided they accord with the relevant RLDP policies.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

HOM3: Homes in Rural Villages

Support

Summary of representations:

The respondents provide general support for the framework of Policy HOM3 which will support the development of additional small scale housing within Rural Villages.

As a consequence they seek the inclusion of their site as part of the policy.

Individual summaries are highlighted below.

Summary of representation changes to plan:

No change to the Plan

Response:

The approach as set out within Strategic Policy SP3 - : Sustainable Distribution - Settlement Framework and HOM3 are considered sound. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

Action:

No action.

4926

Support

Document Element: HOM3: Homes in Rural Villages

Respondent: TH & MA James & Tomos

Agent: Asbri Planning Ltd

Petition: 2 petitioners

Summary:

Policy HOM3 (Homes in Rural Villages) is a key policy that addresses an urgent matter within rural Carmarthenshire. Rural villages will benefit from additional small scale housing developments that will take into consideration the existing pattern of the settlement. One of the findings from the Living Locally in Rural Wales paper published in 2022 was the need for "Continuing to focus housing development within established, well connected communities", which this policy advocates. This policy addresses housing in rural settlements of Carmarthenshire in a realistic manner which should contribute towards overcoming the issues currently faced by rural areas. Providing further dwellings will make these rural villages more attractive to people, enticing people back to these areas and encouraging young families to remain within their communities. In total, 76 rural villages could benefit from this policy which would have an enormous positive impact on rural Carmarthenshire.

Change suggested by respondent:

No change

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56b>

Submission attachment - <https://carmarthenshire.oc2.uk/a/56c>

4910

Support

Document Element: HOM3: Homes in Rural Villages**Respondent:** Susan Rodrick**Summary:**

I have a site in Cross Inn, Laugharne which I think would be very suitable for HOM3. The site is a 10 acre field adjacent to oak trees. I do not want a large development, just building for myself and my daughter/ family who has moved to be near us to support/ care for us due to health and age.

Change suggested by respondent:

No change to the Plan

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/567>

4908

Support

Document Element: HOM3: Homes in Rural Villages**Respondent:** Mr M Thomas**Agent:** Evans Banks Planning Limited**Summary:**

Support for policy HOM3, specifically in relation to Cross Inn, Laugharne:
Our client has given careful consideration to the categorisation of Cross Inn as a Tier 4 "Rural Village", and accordingly wholeheartedly welcomes and supports the decision of the Authority to include the village as a Tier 4 settlement covered under Policy HOM3.

Change suggested by respondent:

No change to Plan.

Attachments:

Supporting Letter - <https://carmarthenshire.oc2.uk/a/565>

Representation Form - <https://carmarthenshire.oc2.uk/a/566>

4947

Support

Document Element: HOM3: Homes in Rural Villages**Respondent:** Mr & Mrs . Daniel**Petition:** 2 petitioners**Summary:**

Support for Policy HOM3:
In particular in respect of housing allocations, HOM 3 appears to enable the creation of small sites of either single or just a few dwellings, so as to cater for the strong demand from those seeking to build themselves a family and/or retirement home. The main towns of the county appear to be well provided for with large allocations of new housing, and well suited to the requirements of national developers, with HOM 3 enabling small local builders to flourish.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56p>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/56q>

5092

Support

Document Element: HOM3: Homes in Rural Villages

Respondent: Mr Eirian Williams

Summary:

Support policy HOM3 and provide evidence through representation 5091 for a site to be included as part of this policy provision. Site reference AS2/046/001 (Cynheidre).

Change suggested by respondent:

No change to the Plan

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3fq>

4950

Support

Document Element: HOM3: Homes in Rural Villages

Respondent: Mr & Mrs . Daniel

Petition: 2 petitioners

Summary:

Support for Policy HOM3:

In particular in respect of housing allocations, HOM 3 appears to enable the creation of small sites of either single or just a few dwellings, so as to cater for the strong demand from those seeking to build themselves a family and/or retirement home. The main towns of the county appear to be well provided for with large allocations of new housing, and well suited to the requirements of national developers, with HOM 3 enabling small local builders to flourish.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/57r>

Cover letter - <https://carmarthenshire.oc2.uk/a/57t>

4955

Support

Document Element: HOM3: Homes in Rural Villages**Respondent:** Mr & Mrs . Daniel**Petition:** 2 petitioners**Summary:**

In particular in respect of housing allocation, HOM 3 and HOM 4 appear to enable the creation of small sites of either single or just a few dwellings, so as to cater for the strong demand from those seeking to build themselves a family and/or retirement home. The main towns of the county appear to be well provided for with large allocations of new housing, and well suited to the requirements of national developers, with HOM 3 and 4 enabling small local builders to flourish.

Change suggested by respondent:

No changes to the Plan

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/577>Cover letter - <https://carmarthenshire.oc2.uk/a/578>

5124

Support

Document Element: HOM3: Homes in Rural Villages**Respondent:** Dr P R & Mrs S Cornah**Agent:** Dr P R & Mrs S Cornah**Petition:** 2 petitioners**Summary:**

Support for policy HOM3, particularly in regard to the village of Cilycwm, as this policy will potentially offer some scope for the applicant to develop a small number of compact and affordable dwellings, with the rest of the land, he envisages, being potentially used for community purposes.

Change suggested by respondent:

No change to the Plan.

Attachments:Location Plan - <https://carmarthenshire.oc2.uk/a/3xy>Site Plan - <https://carmarthenshire.oc2.uk/a/3xp>Representation Form - <https://carmarthenshire.oc2.uk/a/5nt>

5040**Support****Document Element:** HOM3: Homes in Rural Villages**Respondent:** Mr Trevor Davies and Sons**Agent:** Evans Banks Planning Limited**Summary:**

Supports HOM3 specifically in relation to Llansadwrn and their client's land.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5vs>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5vt>

5041**Support****Document Element:** HOM3: Homes in Rural Villages**Respondent:** Mr & Mrs Henry**Agent:** Evans Banks Planning Limited**Petition:** 2 petitioners**Summary:**

Support for Policy HOM3 which seeks address the housing needs and requirements of all members of a rural community. Support is therefore offered to the principle's for supporting growth set out in Policy HOM3 and in particular the inclusion of Felindre (Llangadog) as a Rural Village of Cluster 5 is both welcomed and supported. In addition, we would highlight that our Clients land represents one such opportunity for new housing development and being well related to the existing form of the village.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5v3>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5v4>

5042**Support****Document Element:** HOM3: Homes in Rural Villages**Respondent:** Mrs E Goodwin-Jones**Agent:** Evans Banks Planning Limited**Summary:**

Support for Policy HOM3 which seeks address the housing needs and requirements of all members of a rural community, in addition to those in direct social housing need. Support is therefore offered to the principle's for supporting growth set out in Policy HOM3 and in particular the inclusion of Felingwm Isaf as Rural Village of Cluster 1 is both welcomed and supported. In addition to the above, we would highlight that our Clients land represents one such opportunity for new housing development and being well related to the existing form of the village.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5v5>

Submission attachment - <https://carmarthenshire.oc2.uk/a/5v6>

5043**Support****Document Element:** HOM3: Homes in Rural Villages**Respondent:** Mrs J Hadley**Agent:** Evans Banks Planning Limited**Summary:**

Support for Policy HOM3 which seeks address the housing needs and requirements of all members of a rural community, in addition to those in direct social housing need.
Support is therefore offered to the principle's for supporting growth set out in Policy HOM3 and in particular the inclusion of Maesybont as Rural Village of Cluster 3 is both welcomed and supported. In addition, we would highlight that our Clients land represents one such opportunity for new housing development and being well related to the existing form of the village.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5v7>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/5v8>

5045

Support

Document Element: HOM3: Homes in Rural Villages

Respondent: Mr & Mrs Hughes

Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

Support for Policy HOM3 which seeks address the housing needs and requirements of all members of a rural community, in addition to those in direct social housing need.

Support is therefore offered to the principle's for supporting growth set out in Policy HOM3 and in particular the inclusion of Manordeilo as a Rural Village. In addition, we would highlight that our Clients land represents one such opportunity for new housing development and would clearly be supported by the provision of Policy HOM3.

Change suggested by respondent:

No change to the Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5v9>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/5vv>

5110

Support

Document Element: HOM3: Homes in Rural Villages

Respondent: Mr Martin Ingram

Agent: Evans Banks Planning Limited

Summary:

It is clear that Policy HOM3 seeks to rectify the deficiency of previous Development Plans and their policies when it comes to addressing the housing needs and requirements of all members of a rural community, in addition to those in direct social housing need. In order to sustain, preserve or recover a community's level of sustainability, it is vital that provision for new housing is made available for all its members, irrespective of their social or economic backgrounds.

Change suggested by respondent:

No change to Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5h3>

Supporting Document - <https://carmarthenshire.oc2.uk/a/5h4>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the plan to include development limits

Response:

Disagree. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals, as defined by policy HOM3. The policy seeks to put a cap on the number of dwellings which could be delivered thus restricting the potential abuse of the system considered within the representation.

Action:

No action

4781

Object

Document Element: HOM3: Homes in Rural Villages

Respondent: Maralyn Treharne

Summary:

I am objecting to the removal of existing development limits in Tier Four Rural Villages. Removal of limits could lead to abuse of the system with proposals to build in open fields e.g. Candidate Site SR/013/001 in Broad Oak.

Change suggested by respondent:

Maintain the existence of development limits in Tier Four Rural Villages.

Attachments:

LDP Page 2a PDF.pdf - <https://carmarthenshire.oc2.uk/a/33s>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the plan to increase the % cap on small sites in tier 4 settlements

Response:

Disagree. The scale of settlements set out within Tier 4 vary considerable within the County.

Policy HOM3 recognises the potential for new development, and seeks to limit the number of new housing within settlements by adopting a cap on the number of dwellings which can be delivered during the plan period. This is considered necessary so that smaller settlements within the county would only favour small scale development, whilst other larger settlements

within Tier 4 may be able to provide developments of up to 4 dwellings, albeit up to the cap set out within the evidence base.

The policy also provides guidance on acceptable plots which would support the development of cohesive and sustainable communities.

Action:

No action

5467

Object

Document Element: HOM3: Homes in Rural Villages

Respondent: Evans Banks Planning Limited

Summary:

In summary, we full support the principles put forward by Policy HOM3 and its overall approach to supporting rural communities in the identified Rural Villages. However, we object to the proposed 10% cap put forward by the 2nd Deposit LDP, as without clear evidence for halving the figure put forward in the 1st Deposit LDP, we are unable to see how the objective of Policy HOM3 can be achieved. This in turn puts the soundness of the Plan into question. In addition, in order to provide clarity and a true positive impact on rural communities in Carmarthenshire, we propose that the relevant wording of the Policy should be amended to read as follows:

"...20% over and above the number of existing homes and those under construction, as of the adoption date of the Plan in the settlement will be allowed.

We therefore respectfully request that this Representation be given careful examination, and that the cap figure and associated wording included within Policy HOM3 be revisited to ensure that the document passes all the relevant tests of soundness.

Change suggested by respondent:

Amend policy

Attachments:

HOM3 Policy - <https://carmarthenshire.oc2.uk/a/4zm>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5xj>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5xk>

email - redacted - <https://carmarthenshire.oc2.uk/a/5xz>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Include limits around Four Roads

Response:

The approach as set out within policy SP3 - Sustainable

Distribution - Settlement Framework is considered sound. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4) and non-defined settlements (such as Four Roads), new housing development will be limited to small scale opportunities.

Reference is made to Policy HOM3 of this Plan where opportunities may exist for proponents of appropriate residential proposals in such areas.

Action:

No action

5157

Object

Document Element: HOM3: Homes in Rural Villages

Respondent: Mr W M Jones

Agent: JCR Planning Ltd

Summary:

This representation objects to the removal of development limits for Four Roads under policy HOM3 (reference is also made to a specific site). Appropriate development within Four Roads would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of housing type within this Tier 4 Rural Village. Its development would be in keeping and in character with the settlement and will ensure a readily deliverable source of future housing for this sustainable community. In addition, residential development at this location:- would not be detrimental to the amenity of adjacent properties; would satisfy recognised housing and sustainability objectives; would not have a detrimental impact on the landscape or nature conservation interests.

Change suggested by respondent:

Development limits to be drawn around Four Roads and the site in question to be included within the development limits.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/3mh>

Location Plan - <https://carmarthenshire.oc2.uk/a/69k>

Representation Form - <https://carmarthenshire.oc2.uk/a/69z>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the plan to include the site

Response:

The approach as set out within Strategic Policy - SP3: Sustainable Distribution - Settlement Framework is considered sound. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4 - such as Milo) and non-defined settlements, new housing development will be limited to small scale opportunities.

With specific regard to Milo (a Tier 4 settlement), reference is made to Policy HOM3 of this Plan where opportunities may exist for proponents of appropriate residential proposals.

Action:

No action

5241

Object

Document Element: HOM3: Homes in Rural Villages

Respondent: James George

Agent: Peter Canavan

Summary:

Should the Council decide that Land at Milo, Llandybie does not need to be allocated for development, the site has the potential to be delivered as 'windfall,' broadly in conformity with proposed Policy HOM3.

There are, however, some element of this proposed policy which are somewhat arbitrary, and we suggest that some flexibility and planning judgement is allowed, to ensure the most appropriate development opportunities are delivered, and the most efficient use is made of land.

As we have explained in response to proposed Policy SP3, and is elaborated upon in our site specific comments - Land at Milo, Llandybie is a sensible and logical infill site. However, because the most logical infill is for 6 new homes the potential to develop the site would – in principle – be contrary to proposed Policy HOM3, but the 1 to 4 dwellings requirement is entirely arbitrary and does not appear to be justified in the supporting text to the policy, or in any supporting evidence.

We suggest therefore that the reference to 1 to 4 dwellings is removed from the policy text, and this would have a limited effect on how the policy operates. There is still sufficient scope for a 'case by case' assessment of the acceptability of infill sites, and for some flexibility to be applied where perhaps 6 houses might be more appropriate and in character with a site's surrounds, but equally importantly it makes an efficient use of land.

Change suggested by respondent:

Amend Policy

Attachments:

cover letter- redacted - <https://carmarthenshire.oc2.uk/a/57g>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/57h>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/57x>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the plan to increase the % cap

Response:

Disagree. The scale of settlements set out within Tier 4 vary considerable within the County. Policy HOM3 recognises the potential for new development, and seeks to limit the number of new housing within settlements by adopting a cap on the number of dwellings which can be delivered during the plan period. This is considered necessary so that smaller settlements within the county would only favour small scale development, whilst other larger settlements within Tier 4 may be able to provide developments of up to 4 dwellings, albeit up to the cap set out within the evidence base.

The policy also provides guidance on acceptable plots which would support the development of cohesive and sustainable communities.

Action:

No action

5769

Object

Document Element: HOM3: Homes in Rural Villages

Respondent: Cllr Dorian Phillips

Summary:

I would like to see the 10% policy re building in rural villages increased

Change suggested by respondent:

Amend policy

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/5r8>

Object

Summary of representations:

The respondents seek an increase within the % cap on new development in Tier 4 settlements to allow the needs of the communities to be met and to secure their future as community strongholds. This also includes applying the rounding-off of boundaries to include capacity which logically allows sensitive development.

The respondents consultation response are summarised below.

Summary of representation changes to plan:

Increase the cap on new developments, and provide limits to allow small scale development in rural areas.

Response:

Disagree. The scale of settlements set out within Tier 4 vary considerable within the County.

Policy HOM3 recognises the potential for new development, and seeks to limit the number of new housing within settlements by adopting a cap on the number of dwellings which can be delivered during the plan period. This is considered necessary so that smaller settlements within the county would only favour small scale development, whilst other larger settlements

within Tier 4 may be able to provide developments of up to 4 dwellings, albeit up to the cap set out within the evidence base.

The cap and the guidance set out within the Policy allows flexibility and the opportunity for rural villages to develop at a pace which would be conducive to its character, environment and function, whilst providing a clear limit in terms of what could be considered as acceptable growth

The policy also provides guidance on acceptable plots which would support the development of cohesive and sustainable communities.

Action:

No action.

5842

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

Summary: Observations:

- The policies exert much control but very little flexibility within rural settlements.
- The "character of the countryside" is not defined in planning terms. It seems to refer to the appearance of the countryside while it should, in fact, refer to all aspects of rural life. It is the biodiversity, the nature, the traditions and, primarily, the local knowledge of the history and culture of that part of the countryside which forms the character.
- If we lose the local residents then we lose that knowledge and protection.
- The criteria-based assessment prioritises maintaining the character of the countryside above maintaining a local community.
- The policies fail to recognise the contribution of the local community to maintaining the character of the countryside through its knowledge, traditions and protective practices.

CONSIDERATIONS:

- To apply additional flexibility to policies for rural villages to allow the needs of the community to be met.
- To acknowledge the role of village residents in the enhancement and protection of the "character of the countryside".
- To measure the contribution a development makes to the well-being of the community as opposed to considering only the perceived potential harm.
- To assess and recognise the scale of development required in rural villages to secure their future as community strongholds.

Change suggested by respondent:

Amend Plan

Attachments:Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5843

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:****Observations:**

- While infill sites should take priority over other locations, this should not exclude other locations.
- These rigid limitations appear logical in theory, but they are not practical in many rural settlements.
- The limitations do not take into account variances in our local topography.

CONSIDERATIONS:

1. To consider further potential development capacity in and around rural villages.
2. To apply rounding-off of boundaries to include capacity which logically allows sensitive development.
3. To evidence actual harm against the potential for community benefit in setting and respecting development boundaries.

Change suggested by respondent:

Amend the Plan

Attachments:Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5844

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:****Observations:**

- A settlement of 100 houses may only grow by 10 homes during the life of the LDP.
- A hamlet of 10 homes may only grow by 1 home during the life of the LDP.
- The rigidity of the 10% cap is not sympathetic to the aspiration to build sustainable rural communities.
- While an exception is provided for Affordable Housing, the needs of a community may also include market housing such as bungalows, "downsize" accommodation and dwellings to fit growing families.
- If the linguistic and cultural vitality of rural villages is encouraged to grow from the inside, then rigid caps are not appropriate.

CONSIDERATIONS:

1. To measure each application for a residential dwelling on its merits in the context of its community, not only the context of development boundaries.
2. To assess the potential for development within or bordering the development limits in the context of the particular settlement, and provide flexibility of boundaries where the geography/topography does not allow expansion.
3. To provide for exceptions where affordable/local needs housing cannot be accommodated within or bordering the development limits.
4. To consider the need for market housing to meet the needs of those who will not qualify for Affordable Housing.
5. To remove the 10% cap above the number of existing homes in the settlement.

Change suggested by respondent:

Amend Plan

Attachments:Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5898

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- While infill sites should take priority over other locations, this should not exclude other locations.
- These rigid limitations appear logical in theory, but they are not practical in many rural settlements.
- The limitations do not take into account variances in our local topography.

CONSIDERATIONS:

1. To consider further potential development capacity in and around rural villages.
2. To apply rounding-off of boundaries to include capacity which logically allows sensitive development.
3. To evidence actual harm against the potential for community benefit in setting and respecting development boundaries.

Change suggested by respondent:

Amend the Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

5897

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- The policies exert much control but very little flexibility within rural settlements.
- The “character of the countryside” is not defined in planning terms. It seems to refer to the appearance of the countryside while it should, in fact, refer to all aspects of rural life. It is the biodiversity, the nature, the traditions and, primarily, the local knowledge of the history and culture of that part of the countryside which forms the character.
- If we lose the local residents then we lose that knowledge and protection.
- The criteria-based assessment prioritises maintaining the character of the countryside above maintaining a local community.
- The policies fail to recognise the contribution of the local community to maintaining the character of the countryside through its knowledge, traditions and protective practices.

CONSIDERATIONS:

- To apply additional flexibility to policies for rural villages to allow the needs of the community to be met.
- To acknowledge the role of village residents in the enhancement and protection of the “character of the countryside”.
- To measure the contribution a development makes to the well-being of the community as opposed to considering only the perceived potential harm.
- To assess and recognise the scale of development required in rural villages to secure their future as community strongholds.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

5899

Object

Document Element: HOM3: Homes in Rural Villages

Respondent: Cllr. Ken Howell

Summary:

Observations:

- A settlement of 100 houses may only grow by 10 homes during the life of the LDP.
- A hamlet of 10 homes may only grow by 1 home during the life of the LDP.
- The rigidity of the 10% cap is not sympathetic to the aspiration to build sustainable rural communities.
- While an exception is provided for Affordable Housing, the needs of a community may also include market housing such as bungalows, "downsize" accommodation and dwellings to fit growing families.
- If the linguistic and cultural vitality of rural villages is encouraged to grow from the inside, then rigid caps are not appropriate.

CONSIDERATIONS:

1. To measure each application for a residential dwelling on its merits in the context of its community, not only the context of development boundaries.
2. To assess the potential for development within or bordering the development limits in the context of the particular settlement, and provide flexibility of boundaries where the geography/topography does not allow expansion.
3. To provide for exceptions where affordable/local needs housing cannot be accommodated within or bordering the development limits.
4. To consider the need for market housing to meet the needs of those who will not qualify for Affordable Housing.
5. To remove the 10% cap above the number of existing homes in the settlement.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

Mae ymateb ymgynghoriad yr ymatebydd wedi'i grynhoi isod

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Response:

Anghytuno. Mae graddfa'r aneddiadau a nodir yn Haen 4 yn amrywio'n sylweddol o fewn y Sir. Mae Polisi HOM3 yn cydnabod y potensial ar gyfer datblygiad newydd, ac yn ceisio cyfyngu ar nifer y tai newydd o fewn aneddiadau drwy fabwysiadu cap ar nifer yr anheddau y gellir eu darparu yn ystod cyfnod y cynllun. Ystyrir bod hyn yn angenrheidiol fel y byddai aneddiadau llai o fewn y sir ond yn ffafrio datblygiad ar raddfa fach, tra bod aneddiadau mwy eraill o fewn Haen 4 yn gallu darparu datblygiadau o hyd at 4 anhedd, er bod y cap a nodir yn y sylfaen dystiolaeth yn unig.

Mae'r cap a'r canllawiau a nodir yn y Polisi yn caniatáu hyblygrwydd a'r cyfle i bentrefi gwledig ddatblygu ar gyflymder a fyddai'n ffafriol i'w gymeriad, ei amgylchedd a'i swyddogaeth, tra'n darparu terfyn clir o ran yr hyn y gellid ei ystyried yn dwf derbyniol Mae'r polisi hefyd yn rhoi arweiniad ar leiniau derbyniol a fyddai'n cefnogi datblygiad cymunedau cydlynol a chynaliadwy.

Disagree. The scale of settlements set out within Tier 4 vary considerable within the County. Policy HOM3 recognises the potential for new development, and seeks to limit the number of new housing within settlements by adopting a cap on the number of dwellings which can be delivered during the plan period. This is considered necessary so that smaller settlements within the county would only favour small scale development, whilst other larger settlements within Tier 4 may be able to provide developments of up to 4 dwellings, albeit up to the cap set out within the evidence base.

The cap and the guidance set out within the Policy allows flexibility and the opportunity for rural villages to develop at a pace which would be conducive to its character, environment and function, whilst providing a clear limit in terms of what could be considered as acceptable growth. The policy also provides guidance on acceptable plots which would support the development of cohesive and sustainable communities.

Action:

Dim gweithredu

No action

5813

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Jean Lewis**Summary:**

HOM3 - Canllawiau ar Leiniau Derbyniol

Er mwyn diwallu'r dyhead i adeiladu cymunedau gwledig cynaliadwy, dylid archwilio'r potensial mewn pentrefi gwledig ac o'u cwmpas. Efallai bod y cyfyngiadau yn addas ar gyfer nifer fach o bentrefi ond mae'n rhaid cymryd i ystyriaeth y pentrefi hynny na fydd y cyfyngiadau anhyblyg yma yn addas nac yn ymarferol oherwydd natur yr ardal a'r tirwedd. Nid wyf yn teimlo bod angen y cymal hwn gan ei fod yn rhwystro, caethiwo a chyfyngu:

Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable.

—
HOM3 - Guidance on Acceptable Plots

To meet the aspiration to build sustainable rural communities, the potential in and around rural villages should be explored. The restrictions may be suitable for a small number of villages but it must be taken into account of those villages that these rigid restrictions will not be suitable or practical due to the nature of the area and the landscape. I do not feel this clause is necessary as it impedes, captivates and restricts:

Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

—
No specific change noted.

Attachments:Report - <https://carmarthenshire.oc2.uk/a/5st>Submission - <https://carmarthenshire.oc2.uk/a/5s3>email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

Object

Summary of representations:

Mae ymateb ymgynghoriad yr ymatebydd wedi'i grynhoi isod.

The respondents consultation response are summarised below.

Summary of representation changes to plan:

Diwygio'r cap hyblygrwydd mewn aneddiadau Haen 4.

Amend the flexibility cap in Tier 4 settlements.

Response:

Anghytuno. Mae graddfa'r aneddiadau a nodir yn Haen 4 yn amrywio'n sylweddol o fewn y Sir. Mae Polisi HOM3 yn cydnabod y potensial ar gyfer datblygiad newydd, ac yn ceisio cyfyngu ar nifer y tai newydd o fewn aneddiadau drwy fabwysiadu cap ar nifer yr anheddau y gellir eu darparu yn ystod cyfnod y cynllun. Ystyrir bod hyn yn angenrheidiol fel y byddai aneddiadau llai o fewn y sir ond yn ffafrio datblygiad ar raddfa fach, tra bod aneddiadau mwy eraill o fewn Haen 4 yn gallu darparu datblygiadau o hyd at 4 anhedd, er bod y cap a nodir yn y sylfaen dystiolaeth yn unig. Mae'r cap a'r canllawiau a nodir yn y Polisi yn caniatáu hyblygrwydd a'r cyfle i bentrefi gwledig ddatblygu ar gyflymder a fyddai'n ffafriol i'w gymeriad, ei amgylchedd a'i swyddogaeth, tra'n darparu terfyn clir o ran yr hyn y gellid ei ystyried yn dwf derbyniol Mae'r polisi hefyd yn rhoi arweiniad ar leiniau derbyniol a fyddai'n cefnogi datblygiad cymunedau cydlynol a chynaliadwy.

Disagree. The scale of settlements set out within Tier 4 vary considerable within the County. Policy HOM3 recognises the potential for new development, and seeks to limit the number of new housing within settlements by adopting a cap on the number of dwellings which can be delivered during the plan period. This is considered necessary so that smaller settlements within the county would only favour small scale development, whilst other larger settlements within Tier 4 may be able to provide developments of up to 4 dwellings, albeit up to the cap set out within the evidence base. The cap and the guidance set out within the Policy allows flexibility and the opportunity for rural villages to develop at a pace which would be conducive to its character, environment and function, whilst providing a clear limit in terms of what could be considered as acceptable growth. The policy also provides guidance on acceptable plots which would support the development of cohesive and sustainable communities.

Action:

Dim gweithredu.

No action

5890

Object

Document Element: HOM3: Homes in Rural Villages**Respondent:** Cllr. Tyssul Evans**Summary:**

Rhoi hawl i bentrefi sydd bellach heb llinell datblygu ffurfiol i dyfu dipyn mwy na 10%, efallai lan at rhywle tebyg i 25% - 30% o dwf.

—
Giving villages that now have no formal line of development the right to grow quite a bit more than 10%, perhaps up to somewhere like 25% - 30% of growth.

Change suggested by respondent:

Newid fel y nodir

—
Change as set out

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

HOM3: Homes in Rural Villages, 11.90

Object

Summary of representations:

Crynhair ymatebion ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

—
No specific change noted.

Response:

Mae amrywiaeth y Sir yn cael ei gydnabod o ran tai mewn ardaloedd gwledig, a'r gwerth y mae ardaloedd o'r fath yn ei chwarae o fewn y Sir. O fewn pentrefi gwledig (Haen 4), ac aneddiadau heb eu diffinio, gall cyfleoedd ar gyfer datblygiadau tai newydd fodoli i gynigwyr cynigion preswyl priodol.

Fodd bynnag, bydd yn ofynnol i gynigion tai fforddiadwy gyflwyno tystiolaeth sy'n dangos yr angen lleol penodol a sicrhau bod y cynnig yn darparu ar gyfer maint, math a deiliadaeth y tai sydd eu hangen.

Mae'r CDLI Diwygiedig yn darparu digon o hyblygrwydd o fewn y diffiniad Angen Lleol i ganiatáu datblygiad newydd o dan yr amgylchiadau cywir.

Maer haid cydnabod polisiau eraill o fewn y cynllun sy'n ymwneud â chymeriad y dirwedd, amwynder er mwyn peidio â chaniatáu datblygiad annerbyniol o fewn cefn gwlad agored.

The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

However, affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required.

The Revised LDP provides sufficient flexibility within the Local Need definition to allow new development in the correct circumstances.

Recognition must be given to other policies within the plan relating to landscape character, amenity so as not to allow unacceptable development within the open countryside.

Action:

Dim gweithredu

No action.

5811

Object

Document Element: HOM3: Homes in Rural Villages, 11.90**Respondent:** Cllr. Jean Lewis**Summary:**

Er mod i'n croesawu'r polisi hwn rwy'n gobeithio y bydd e'n ddigon hyblyg i fynd i'r afael â phroblemau cymunedau gwledig. Mae angen polisi a darpariaeth sy'n diwallu'r angen i sicrhau bod yna ddarpariaeth briodol i bobl leol o bob oedran sy'n dymuno ymgartrefi ac ymddeol yn eu milltir sgwar. Er mwyn cyflawni hyn, dylir cydnabod cynhwysedd datblygiadau pellach posibl mewn pentrefi gwledig ac o'u cwmpas.

Tan 6: TAN 2.2.1: Many rural communities can accommodate development, particularly to meet local needs. In particular, planning authorities should support developments that would help to achieve a better balance between housing and employment, encouraging people to live and work in the same locality.

PPW Housing 4.2.1: Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply and delivery of housing.

While I welcome this policy I hope it will be flexible enough to address the problems of rural communities. There needs to be a policy and provision that meets the need to ensure that there is proper provision for local people of all ages who wish to settle and retire in their square mile. To achieve this, the capacity of potential further development in and around rural villages should be recognised.

Tan 6: TAN 2.2.1: Many rural communities can accommodate development, particularly to meet local needs. In particular, planning authorities should support developments that would help to achieve a better balance between housing and employment, encouraging people to live and work in the same locality.

PPW Housing 4.2.1: Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply and delivery of housing.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

HOM3: Homes in Rural Villages, 11.91

Object

Summary of representations:

Mae'r ymatebydd yn ceisio cynnydd i'r cap o 10% ar ddatblygu tai mewn aneddiadau gwledig. Crynhoir ymatebion ymgynghoriad yr ymatebydd isod.

The respondent seeks an increase to the 10% cap on housing development within rural settlements.

The respondent's consultation responses are summarised below

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Response:

Anghytuno. Mae graddfa'r aneddiadau a nodir yn Haen 4 yn amrywio'n sylweddol o fewn y Sir. Mae Polisi HOM3 yn cydnabod y potensial ar gyfer datblygiad newydd, ac yn ceisio cyfyngu ar nifer y tai newydd o fewn aneddiadau drwy fabwysiadu cap ar nifer yr anheddau y gellir eu darparu yn ystod cyfnod y cynllun. Ystyrir bod hyn yn angenrheidiol fel y byddai aneddiadau llai o fewn y sir ond yn ffafrio datblygiad ar raddfa fach, tra bod aneddiadau mwy eraill o fewn Haen 4 yn gallu darparu datblygiadau o hyd at 4 anhedd, er bod y cap a nodir yn y sylfaen dystiolaeth yn unig. Mae'r polisi hefyd yn rhoi arweiniad ar leiniau derbyniol a fyddai'n cefnogi datblygiad cymunedau cydlynol a chynaliadwy.

Disagree. The scale of settlements set out within Tier 4 vary considerable within the County.

Policy HOM3 recognises the potential for new development, and seeks to limit the number of new housing within settlements by adopting a cap on the number of dwellings which can be delivered during the plan period. This is considered necessary so that smaller settlements within the county would only favour small scale development, whilst other larger settlements within Tier 4 may be able to provide developments of up to 4 dwellings, albeit up to the cap set out within the evidence base.

The policy also provides guidance on acceptable plots which would support the development of cohesive and sustainable communities.

Action:

Dim gweithredu

No action.

5812

Object

Document Element: HOM3: Homes in Rural Villages, 11.91**Respondent:** Cllr. Jean Lewis**Summary:**

Mae'r ffigwr o 10% yn llawer rhy fach ar gyfer rhai ardaloedd e.e. dim ond fesul 1 cartref y gall pentrefan o 10 cartref dyfu yn ystod oes y CDLI. Nid yw anhyblygedd y cap o 10% yn gydnaws â'r dyhead i adeiladu cymunedau gwledig cynaliadwy ac mae'n groes i:

Tan 6: TAN 2.2.1: Many rural communities can accommodate development, particularly to meet local needs. In particular, planning authorities should support developments that would help to achieve a better balance between housing and employment, encouraging people to live and work in the same locality.

PPW Housing 4.2.1: Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply and delivery of housing.

—
The 10% figure is far too small for some areas e.g. a hamlet of 10 homes can only grow per 1 household during the LDP's lifetime. The rigidity of the 10% cap is not compatible with the aspiration to build sustainable rural communities and is contrary to:

Tan 6: TAN 2.2.1: Many rural communities can accommodate development, particularly to meet local needs. In particular, planning authorities should support developments that would help to achieve a better balance between housing and employment, encouraging people to live and work in the same locality.

PPW Housing 4.2.1: Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply and delivery of housing.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

—
No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

4952

Object

Document Element: HOM3: Homes in Rural Villages, 11.91**Respondent:** Cllr. Jean Lewis**Summary:**

Nid wy'n credu bod y 10% yn ddigonol a bod angen ei dreblu mewn rhai pentrefi i fynd i'r afael ag anghenion y gymuned.

I don't think that the 10% is enough and it needs to be tripled in some villages to meet the needs of the community

Change suggested by respondent:

I dreblu'r ffigwr i 30%

To triple the figure to 30%

Attachments: None

HOM4 - Homes in Non-Defined Rural Settlements

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5502

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: JCR Planning Ltd

Agent: JCR Planning Ltd

Summary:

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree. Policy HOM4 provides a list of criteria to support the development of affordable dwellings within the Plan area. In this respect new development in non-defined rural settlements are strictly controlled.

Action:

No action

4782

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements**Respondent:** Maralyn Treharne**Summary:**

I am objecting to the removal of existing development limits in non defined rural settlements. Removal of limits could lead to abuse of the system and proposals to build in open fields.

Change suggested by respondent:

Maintain the existence of development limits.

Attachments:

LDP Page 2a PDF.pdf - <https://carmarthenshire.oc2.uk/a/33t>

Support

Summary of representations:

The respondent has submitted multiple representations relating to the same policy.

The individual summaries are considered below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

Action:

No action.

4948

Support

Document Element: HOM4 - Homes in Non-Defined Rural Settlements**Respondent:** Mr & Mrs . Daniel**Petition:** 2 petitioners**Summary:**

Support for Policy HOM4:

In particular in respect of housing allocations, HOM 4 appears to enable the creation of small sites of either single or just a few dwellings, so as to cater for the strong demand from those seeking to build themselves a family and/or retirement home. The main towns of the county appear to be well provided for with large allocations of new housing, and well suited to the requirements of national developers, with HOM 4 enabling small local builders to flourish.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56p>

Supporting Letter - <https://carmarthenshire.oc2.uk/a/56q>

4951

Support

Document Element: HOM4 - Homes in Non-Defined Rural Settlements**Respondent:** Mr & Mrs . Daniel**Petition:** 2 petitioners**Summary:**

Support for Policy HOM4:

In particular in respect of housing allocations, HOM 4 appears to enable the creation of small sites of either single or just a few dwellings, so as to cater for the strong demand from those seeking to build themselves a family and/or retirement home. The main towns of the county appear to be well provided for with large allocations of new housing, and well suited to the requirements of national developers, with HOM 4 enabling small local builders to flourish.

Change suggested by respondent:

No change to Plan.

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/57r>Cover letter - <https://carmarthenshire.oc2.uk/a/57t>

4956

Support

Document Element: HOM4 - Homes in Non-Defined Rural Settlements**Respondent:** Mr & Mrs . Daniel**Petition:** 2 petitioners**Summary:**

In particular in respect of housing allocation, HOM 3 and HOM 4 appear to enable the creation of small sites of either single or just a few dwellings, so as to cater for the strong demand from those seeking to build themselves a family and/or retirement home. The main towns of the county appear to be well provided for with large allocations of new housing, and well suited to the requirements of national developers, with HOM 3 and 4 enabling small local builders to flourish.

Change suggested by respondent:

No change to the Plan

Attachments:Representation Form - <https://carmarthenshire.oc2.uk/a/577>Cover letter - <https://carmarthenshire.oc2.uk/a/578>

Support

Summary of representations:

The respondent seek new development near to Glangwili Hospital in Carmarthen through Policy HOM4.

Individual summaries are considered below.

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

Action:

No action

4900

Support

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: Gaynor O'Shea

Summary:

I think getting affordable houses near West Wales Hospital Carmarthen would help people who want jobs in this area. Rhydargaeau is only 5 miles from Carmarthen and would be very convenient to travel back and forth to work. I have relatives who work here that would be very interested in buying an affordable house.

Change suggested by respondent:

No change noted.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/55p>

4905

Support

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: Christine Griffiths

Summary:

Carmarthenshire is in desperate need of affordable houses as I know of a number of keyworks in Glangwili hospital cannot afford to buy in Carmarthenshire due to property prices have escalated out of control.

Change suggested by respondent:

Change to Plan as above

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56t>

Object

Summary of representations:

The respondent seeks the inclusion of their site under the criteria of HOM4.

The individual summaries are highlighted below.

Summary of representation changes to plan:

Change to the Plan

Response:

The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals

Action:

No action

5020

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: John Erian Davies

Summary:

Affordable housing local resident leaving parental home own family on low income. Land has been in family ownership for 20+ years. Born grown in the surrounding area. Remain close to extended family. Development would be consistent with the character of the area. Has water connection, access to public transport, local school, shop, post office

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/58v>

5021

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: John Erian Davies

Summary:

SR/145/006 Land adjacent to Llainwen Rhydargaeau should be included under Policy HOM 4 - Affordable housing for local resident leaving parental home on low income born grown up in the area. Keep Welsh language and culture in the community. Remain close to extended family. Development sensitive infill rounding off a development pattern would be of a scale that would be consistent with character of the area. The property would reflect the specific need for affordable housing.

Change suggested by respondent:

Include the site for housing / within the development limits.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/589>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend Policy and explanation to HOM4

Response:

Disagree. The site falls within a Tier 4 settlement and therefore Policy HOM3 applies which identifies the potential for small scale development in rural villages. Pending the adoption of this policy, open market dwellings could potentially allowed subject to the guidance on acceptable plots.

Action:

No action

5570

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: JEM & EJ Hughes

Agent: Aled Thomas Planning Design Ltd

Petition: 2 petitioners

Summary:

- Objection to wording of Policy HOM4

As this hamlet has not been given a defined settlement boundary, the policy for providing housing in the locality would be HOM4. This policy allows new residential dwellings, up to 2 for each hamlet, which will be classed as affordable dwellings. However this will limit who would be able to live in these properties. Therefore it is requested that further explanation be given on the process of if these dwellings cannot be let or sold as affordable dwellings whether the tie could be removed.

Change suggested by respondent:

Amend Policy and explanation relating to HOM4

Attachments:

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4p8>

Location Plan - <https://carmarthenshire.oc2.uk/a/4p9>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wz>

Object

Summary of representations:

The respondents seek an amendment to the policy to allow more flexibility

Summary of representation changes to plan:

Change the Plan to provide more Local Need flexibility.

Response:

The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

However, affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required. The Revised LDP provides sufficient flexibility within the Local Need definition to allow new development in the correct circumstances.

Recognition must be given to other policies within the plan relating to landscape character, amenity so as not to allow unacceptable development within the open countryside

Action:

No action.

5845

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:**Observations:**

- Each regulation is based on geography and existing development patterns. The “protection” of the settlement image takes priority over the actual needs of local people.
- There is no provision at all for dwellings which are not Affordable Housing. Not all local people need Affordable Housing, but they have Local Housing Needs for a variety of reasons.
- Small Settlements or Groups of Dwellings are common in our rural countryside. While needing to be “controlled”, exceptions should be possible where there is evidenced local need.
- Such exceptions should not be limited to Affordable Housing as many mature members of the community do not qualify. Older members of the community have a strong need to remain in their community for reasons of health, mental health and social interaction.
- Box-ticking to qualify for Local Needs does not always allow local people to express their unique needs or to argue their case outside the specific requirements.
- While Local Needs/Letting registers may confirm the needs of young families seeking housing, many members of the community who have local needs are excluded from housing registers.
- Retiring local farmers or other rural workers will not qualify for Affordable Housing in their life-long community. No provision is possible for families or individuals who need to stay within their support network in Non-Defined Rural Settlements.

CONSIDERATIONS:

1. To prioritise the needs of the people and the community over the visual or conceptual image of the settlement.
2. To use the actual housing needs of applicants to drive the policy, not devise a policy which excludes the very housing needs it is intended to address.
3. To provide some capacity with the policy for those who do not qualify for Affordable Housing but whose needs are equally important.
4. To define what “too often” means in granting permissions in the open countryside, and consider the local needs of individuals above non-defined caps.
5. To consider the need within the community for young families, not only the need of a family to live in a location.
6. To provide a needs-assessment which is not exclusively a “box-ticking” exercise.
7. To prioritise matching the needs of individuals with the needs of the community over reducing numbers on Housing Registers.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5900

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- Each regulation is based on geography and existing development patterns. The “protection” of the settlement image takes priority over the actual needs of local people.
- There is no provision at all for dwellings which are not Affordable Housing. Not all local people need Affordable Housing, but they have Local Housing Needs for a variety of reasons.
- Small Settlements or Groups of Dwellings are common in our rural countryside. While needing to be “controlled”, exceptions should be possible where there is evidenced local need.
- Such exceptions should not be limited to Affordable Housing as many mature members of the community do not qualify. Older members of the community have a strong need to remain in their community for reasons of health, mental health and social interaction.
- Box-ticking to qualify for Local Needs does not always allow local people to express their unique needs or to argue their case outside the specific requirements.
- While Local Needs/Letting registers may confirm the needs of young families seeking housing, many members of the community who have local needs are excluded from housing registers.
- Retiring local farmers or other rural workers will not qualify for Affordable Housing in their life-long community. No provision is possible for families or individuals who need to stay within their support network in Non-Defined Rural Settlements.

CONSIDERATIONS:

1. To prioritise the needs of the people and the community over the visual or conceptual image of the settlement.
2. To use the actual housing needs of applicants to drive the policy, not devise a policy which excludes the very housing needs it is intended to address.
3. To provide some capacity with the policy for those who do not qualify for Affordable Housing but whose needs are equally important.
4. To define what “too often” means in granting permissions in the open countryside, and consider the local needs of individuals above non-defined caps.
5. To consider the need within the community for young families, not only the need of a family to live in a location.
6. To provide a needs-assessment which is not exclusively a “box-ticking” exercise.
7. To prioritise matching the needs of individuals with the needs of the community over reducing numbers on Housing Registers.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

Mae ymateb ymgynghoriad yr ymatebydd wedi'i grynhoi isod.

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Response:

Anghytuno. Mae'r polisi Tai Fforddiadwy / angen lleol yn ceisio sicrhau y bydd manteision y fforddiadwyedd cychwynnol yn cael eu cadw ar gyfer yr holl feddianwyr dilynol a'i fod o faint, graddfa a dyluniad sy'n gydnaws ag annedd fforddiadwy ac ar gael i grwpiau incwm isel neu gymedrol;

Ethos y polisi yw caniatáu datblygiad mewn lleoliadau gwledig i'r bobl hynny nad ydynt yn gallu byw yn eu cymuned drwy'r farchnad agored. Ni fyddai unrhyw anheddau angen fforddiadwy / lleol rhy fawr y tu allan i fodd y rhai sy'n ceisio annedd fforddiadwy yn cael eu hystyried yn briodol, ond mae'r polisi yn caniatáu amgylchiadau eithriadol pan fo tystiolaeth glir a chyfiawnhad yn cael ei chyfiawnhau.

Disagree. The Affordable Housing / local need policy seeks to ensure that the benefits of the initial affordability will be retained for all subsequent occupiers and that it is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;

The ethos of the policy is to allow development in rural settings for those people unable to live within their community through the open market. Any excessively large affordable / local need dwellings outside the means of those seeking an affordable dwelling would not be considered appropriate, however the policy allows exceptional circumstances when clearly evidenced and justified.

Action:

Dim gweithredu.

No action.

5814

Object

Document Element: HOM4 - Homes in Non-Defined Rural Settlements**Respondent:** Cllr. Jean Lewis**Summary:**

Nodir yn un cymal bod y datblygiad ar raddfa sy'n gyson â chymeriad yr ardal ac wedyn gwelir mewn cymal arall bod rhaid i'r annedd fod yn dŷ fforddiadwy sy'n neges gymysglyd. Gormod o bwysau ar fforddiadwy ac nid ar yr angen lleol. Er bod angen tai fforddiadwy mae'n rhaid bod yn barod i gael cymysgedd o dai gerllaw ei gilydd sy'n adlewyrchu angen y trigolion a'r gymuned ac i fod yn gynhwysol o ran cyd-fyw beth bynnag yw statws y trigolion. Dylir adolygu mesur tŷ fforddiadwy i gyd-fynd gyda'r ffordd mae pobl yn byw. Dim yn cyd-fynd gyda'r gwahaniaethu rhwng pobl a'i gilydd ac nid yw'n gydnaws gyda'r Ddeddf Llesiant o barchu pawb a rhoi'r un chwarae teg i bob un.

It is stated in one clause that the development is on a scale consistent with the character of the area and then it is seen in another clause that the dwelling must be an affordable house which is a mixed message. Too much pressure on affordable and not local need. While affordable housing is needed there must be a willingness to have a mix of housing adjacent to each other that reflects the need of the residents and the community and to be inclusive in cohabitation regardless of the status of the residents. Affordable home assessments should be measured against the way people live. It doesn't fit with the discrimination between people and each other and it's not compatible with the Well-being Act of respecting everyone and giving each the same level playing field.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

HOM7: Renovation of Derelict or Abandoned Dwellings

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

The policy does not seek to interfere with market led conditions relating to the restriction on future sale of renovated dwellings.

Action:

No action.

5888

Object

Document Element: HOM7: Renovation of Derelict or Abandoned Dwellings

Respondent: Cllr. Tyssul Evans

Summary:

Dod 'nol ac adfeilion tai byw sydd wedi mynd yn adfael ond gyda'g amodau llym fod y defnydd yn mynd at anghenion pobol lleol a DDIM i'w gwerthu ymlaen a chreu mwy o fewnlifiad

Restoring ruined houses that have become ruined but with strict conditions that the use goes to the needs of local people and NOT to sell on and create more in migration.

Change suggested by respondent:

Newid fel y nodir

Change as set out.

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

Object

Summary of representations:

The respondents see very little policy detail or guidance on the re-use of derelict dwellings or ruins to provide homes for local families, and seek an amended policy to recognise the reality of the nature of the construction of many 20th Century rural buildings and consider their sensitive re-use as dwellings.

Individual summaries are highlighted below.

Summary of representation changes to plan:

Change the Plan

Response:

Disagree. It is noted that the renovation of abandoned dwellings can make an important contribution to the needs of an area. The policy is clear in supporting the renovation of derelict or abandoned dwellings and sets out a clear criteria in supporting the renovation of derelict or abandoned dwellings within the Plan area.

Action:

No action.

5860

Object

Document Element: HOM7: Renovation of Derelict or Abandoned Dwellings

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

- There is very little policy detail or guidance on the re-use of derelict dwellings or ruins to provide homes for local families. The guidance for derelict dwellings is arbitrary and open to interpretation.
- Sir Gâr no longer has a “traditional vernacular” style of dwelling. Most modern houses have for decades been built with breeze blocks. It is reasonable that farm buildings constructed from such materials, possibly with re-facing, should be considered for adaptation as dwellings.
- As part of the Levelling Up strategy, the UK Government has consulted on the “Right to Regenerate” bill which promises to re-use derelict buildings in public ownership, but not in private ownership.
- Farming unions are encouraging rural owners not to allow their property to fall into the “Abandonment” category which will require full planning permission for re-instatement as a residential dwelling.

CONSIDERATIONS:

1. To acknowledge the historic use of a derelict/abandoned dwelling in the open countryside in order to return it to its traditional residential use.
2. In 2023, to recognise the reality of the nature of the construction of many 20th Century rural buildings and consider their sensitive re-use as dwellings.
3. To encourage proposals which seek to make a positive contribution to the landscape qualities of the area

Change suggested by respondent:

Amend the Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5915

Object

Document Element: HOM7: Renovation of Derelict or Abandoned Dwellings**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- There is very little policy detail or guidance on the re-use of derelict dwellings or ruins to provide homes for local families. The guidance for derelict dwellings is arbitrary and open to interpretation.
- Sir Gâr no longer has a “tradional vernacular” style of dwelling. Most modern houses have for decades been built with breeze blocks. It is reasonable that farm buildings constructed from such materials, possibly with re-facing, should be considered for adaptation as dwellings.
- As part of the Levelling Up strategy, the UK Government has consulted on the “Right to Regenerate” bill which promises to re-use derelict buildings in public ownership, but not in private ownership.
- Farming unions are encouraging rural owners not to allow their property to fall into the “Abandonment” category which will require full planning permission for re-instatement as a residential dwelling.

CONSIDERATIONS:

1. To acknowledge the historic use of a derelict/abandoned dwelling in the open countryside in order to return it to its traditional residential use.
2. In 2023, to recognise the reality of the nature of the construction of many 20th Century rural buildings and consider their sensitive re-use as dwellings.
3. To encourage proposals which seek to make a positive contribution to the landscape qualities of the area

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5503

Object

Document Element: HOM7: Renovation of Derelict or Abandoned Dwellings

Respondent: JCR Planning Ltd

Agent: JCR Planning Ltd

Summary:

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Strategic Policy – SP 5: Affordable Homes Strategy

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

The Revised LDP makes provision for the development of affordable housing within the county. This would include commuted sum contributions from sites of less than 10, and on-site contributions on sites of more than 10 dwellings

The Plan also provides an opportunity to develop exception sites and local need dwellings in Tiers 1-3 through Policy AHOM2, whilst Policy HOM3 provides a policy framework for development in Rural Villages. The Revised LDP supports, and seeks to maximise the delivery of affordable homes

The mechanisms for monitoring housing needs falls within the Local Housing Market Assessment, in addition to the Rural Needs Study which forms part of the evidence base for the Plan.

The registration for those seeking homes falls outside the remit of the Revised LDP.

Action:

No action.

5768

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy**Respondent:** Cllr Dorian Phillips**Summary:**

Must look at building council houses in rural villages for young local families to rent. This would boost the local schools and shops and the Welsh language. Need to look at policy regarding how housing needs are monitored. At present you have to register for a council house in your area. There are no council houses in rural areas. That means young people are not going to register as they don't want to live in towns miles away.

Change suggested by respondent:

Amend Policy

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/5r8>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

The retention of the historical character of churches and chapels is a matter considered through design policy and other guidance.

Policy AHOM1 considers that any development proposal would be required to make a contribution towards affordable housing. It also states that where the contribution cannot be achieved due to their impacts upon a proposal's financial viability, a variation may be agreed on a case-by-case basis.

Action:

No action.

5486

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy**Respondent:** Llanelli Town Council**Summary:**

Where churches/chapels are converted to domestic use, can the affordable housing contributions be waived where the developer can demonstrate that they will be retaining the heritage/historic character of the building

Change suggested by respondent:

Amend Policy

Attachments: None

Strategic Policy – SP 5: Affordable Homes Strategy

Object

Summary of representations:

Mae ymateb ymgynghoriad yr ymatebydd wedi'i grynhoi isod

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Newid i'r cynllun

Change to the Plan

Response:

Mae'r CDLI Diwygiedig yn caniatáu darparu anheddau fforddiadwy newydd yn yr ardaloedd gwledig sy'n ddarostyngedig i bolisiau a darpariaeth y Cynllun. Mae'r rhaglen adeiladu ar gyfer datblygu tai Cyngor newydd y tu hwnt i gylch gwaith y cynllun, fodd bynnag, gall hwyluso eu darpariaeth o safbwynt defnydd tir.

The Revised LDP allows the provision for new affordable dwellings within the rural areas subject to the policies and provision of the Plan. The build programme for developing new Council houses falls outside the remit of the plan, however it can facilitate their delivery from a land use perspective.

Action:

Dim gweithredu

No action.

5818

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy

Respondent: Cllr. Jean Lewis

Summary:

Mae'n bwysig fod y Cyngor yn adeiladu tai cyngor yn yr ardaloedd gwledig.

It is important that the Council builds council housing in the rural areas.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change.

Response:

The Council has undertaken updated evidential work through the Burrows Hutchinson Financial Viability Assessment to test and consider the affordable housing targets for the Plan. This work has been prepared using up to date costs considered at a Development Stakeholder Viability workshop and updated affordable housing costs. It is not considered that changes to the Affordable Housing targets will be necessary through this updated work, and further consideration can be addressed at examination.

In terms of key sites, reference is drawn to the publications of statements of common ground undertaken. Whilst a number of sites have been granted planning permission previously, new allocations to be brought forward within the Revised LDP have been considered against the targets set out in Policy AHOM1.

Action:

No action

5553

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy

Respondent: Welsh Government

Summary:

Category B Delivery and Viability

We note that the plan is supported by a high-level viability study prepared by Burrows-Hutchinson Ltd. Section 6.4 of the Report states that further work is needed to establish site-specific affordable housing percentages for key sites (including existing allocations) and that this work will be done during this consultation. The report notes that further work is needed with stakeholders in order meet the delivery and viability requirements of PPW and the DPM. This work should already have been undertaken. If this 'further work' results in changes to the affordable housing targets or introduction of new targets for sites through new or amended policies in the plan, then these changes (supported by new evidence) would be significant, and it is imperative that all parties are able to comment on them. Such a change(s) would be focussed changes.

(Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

Crynhair ymatebion ymgynghoriad yr ymatebydd isod

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Response:

Tynnir y cyfeiriad at Baragraff 3.60 Polisi Cynllunio Cymru.

Dylid lleoli datblygiadau yng nghefn gwlad o fewn a gerllaw'r aneddiadau lle gellir eu lleoli orau o ran seilwaith, mynediad a gwarchod cynefinoedd a gwarchod y dirwedd. Gall mewnlenni neu estyniadau bach i aneddiadau cyfredol fod yn dderbyniol, yn enwedig os yw'n diwallu angen lleol am dai fforddiadwy neu y gellir dangos y bydd y cynnig yn cynyddu gweithgarwch economaidd yn yr ardal. Fodd bynnag, mae'n rhaid parhau i reoli gwaith adeiladu newydd yn gaeth mewn cefn gwlad agored nad yw ger aneddiadau cyfredol neu ardaloedd a ddyrannwyd ar gyfer datblygu mewn cynlluniau datblygu. Dylai pob datblygiad newydd barchu cymeriad yr ardal o ran ei faint a'i ddyluniad.

Mae amrywiaeth y Sir yn cael ei gydnabod o ran tai mewn ardaloedd gwledig, a'r gwerth y mae ardaloedd o'r fath yn ei chwarae o fewn y Sir. O fewn pentrefi gwledig (Haen 4), ac aneddiadau heb eu diffinio, gall cyfleoedd ar gyfer datblygiadau tai newydd fodoli i gynigwyr cynigion preswyl priodol.

Fodd bynnag, bydd yn ofynnol i gynigion tai fforddiadwy gyflwyno tystiolaeth sy'n dangos yr angen lleol penodol a sicrhau bod y cynnig yn darparu ar gyfer maint, math a deiliadaeth tai sydd eu hangen. Mae'r CDLI Diwygiedig yn darparu digon o hyblygrwydd o fewn y diffiniad Angen Lleol i ganiatáu datblygiad newydd o dan yr amgylchiadau cywir.

Reference is drawn to Planning Policy Wales paragraph 3.60.

Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

The diversity of the County is recognised with regard given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4), and non-defined settlements, opportunities for new housing development may exist for proponents of appropriate residential proposals.

However, affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required. The Revised LDP provides sufficient flexibility within the Local Need definition to allow new development in the correct circumstances.

Action:

Dim gweithredu.

No action.

5819

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy**Respondent:** Cllr. Jean Lewis**Summary:**

Nid oes polisiau gan y Sir sydd yn mynd i'r afael ag anghenion gwledig o adeiladu tŷ sydd tu allan i ffiniau'r CDLI heblaw am dŷ fforddiadwy. Ceir tystiolaeth o hyn yn y ceisiadau ar hyd y blynyddoedd sy'n cael ei gwrthod o ran polisi neu'n hytrach diffyg polis. Mae ceisiadau ar gyfer adeiladu tŷ mwy o faint na mesur tŷ fforddiadwy yn cael eu gwrthod. Felly, pam na ellir cael polisi sy'n caniatáu tŷ sydd yn fwy na ei faint na thŷ fforddiadwy gyda chyfraniad at dŷ fforddiadwy?

—
The County does not have policies that address rural needs of building a house that is outside the LDP boundaries other than affordable housing. This is evidenced by the claims over the years that it is rejected in terms of policy or rather lack of a policy. Applications for building a larger house than an affordable home measure are being rejected. So why can't there be a policy that allows a house that is larger than its size than an affordable house with a contribution to affordable housing?

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

—
No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the plan to

Response:

Disagree. The terminology used within the policy allows for a higher proportion of affordable housing where supported by viability evidence.

Action:

No action.

4799

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy

Respondent: The Home Builders Federation

Summary:

The policy is a statement indicating a minimum figure of affordable homes planned to be delivered by the plan, however, it does not provide any actions for developers to meet the figure.

It is normal practise to describe the affordable housing provision as a target, as set out in the Welsh Government Development Plan Manual 3.

Change suggested by respondent:

Change the wording removing 'a minimum' replacing with 'a target'.

Reference policy AHOM1: Provision of Affordable Homes or combine as one policy.

Attachments: None

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend policy

Response:

Disagree. The Affordable Housing / local need policy seeks to ensure that the benefits of the initial affordability will be retained for all subsequent occupiers and that it is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;

The ethos of the policy is to allow development in rural settings for those people unable to live within their community through the open market. Any excessively large affordable / local need dwellings outside the means of those seeking an affordable dwelling would not be considered appropriate, however the policy allows exceptional circumstances when clearly evidenced and justified.

Action:

No action

5585

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy**Respondent:** Cllr Sue Allen**Summary:**

Rural needs are greatly restricted by the policies related to affordable Housing. There is a greater level of self employment in rural areas and to provide work life balance homes of sufficient size are restricted by WG Policy. A home Office, utility area sufficient to manage outerwear from rural surroundings, workshop are essentials to manage rural living in a fast paced environment. Some young people do return after study or working away but much of this depends upon availability of skilled employment and the possibility of creating a home for life and self employed or remote work in one unit. Affordability of a larger build size is a restriction but does not take into account that the build may be incremental and if budget is restricted (according to figures presented for build size) then persons can complete the more expensive internal works as budget becomes available.

People (and animals) are healthier in well ventilated, well designed spaces.

Affordable homes generally do not have sufficient garden size as did the old council homes and Commercial estates, in my view, are too uniform. Whilst budgets can be restrictive there is no excuse for inadequate design.

There has not been a housing needs survey for this revision and reliance on the Housing register is not a reflection of the many aspirations of those who wish to return home to contribute to the Community raise families or retire on their family farms.

Change suggested by respondent:

Amend Policy

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w5>

Object

Summary of representations:

Gweler isod.

See below.

Summary of representation changes to plan:

Creu mwy o degwch rhwng ceisiadau anghenion lleol/tai fforddiadwy i gymharu a cheisiadau DUP/OPD.

Create more equity between local needs/affordable housing applications to compare and OPD applications.

Response:

Mae'r canllawiau mewn perthynas â Datblygiadau Un Blaned wedi'u nodi mewn polisi cynllunio cenedlaethol, sef Polisi Cynllunio Cymru a Nodyn Cyngor Technegol 6, ynghyd â dogfennau ategol eraill. Mae'r sylwadau felly'n ymwneud â chynnwys canllawiau cynllunio cenedlaethol yn hytrach na'r CDLI diwygiedig.

The guidance in respect of One Planet Developments is set out in national planning policy, namely Planning Policy Wales and Technical Advice Note 6, along with other supporting documents. The comments therefore relate to the content of national planning guidance rather than the revised LDP.

Action:

Dim gweithredu.

No action.

5883

Object

Document Element: Strategic Policy – SP 5: Affordable Homes Strategy

Respondent: Cllr. Tyssul Evans

Summary:

1) Creu mwy o degwch rhwng ceisiadau anghenion lleol/tai fforddiadwy i gymharu a cheisiadau DUP/OPD e.e. yr angen i greu cynllun busnes ymlaen llaw gyda tai fforddiadwy a thai anghenion lleol yn erbyn creu cynllun busnes 5 mlynedd ar ol derbyn caniatad gyda'r OPD's.

—
Create more equity between local needs/affordable housing applications to compare and OPD applications e.g. the need to create a business plan in advance with affordable housing and local needs housing versus creating a 5 year business plan on receipt of permission with the OPD's.

Change suggested by respondent:

newid fel y nodir

—
Change as set out.

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

AHOM1: Provision of Affordable Homes

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the plan

Response:

Support welcomed. The Council has undertaken robust viability evidence to establish affordable housing targets set out within the Plan.

Action:

No action.

5213

Support

Document Element: AHOM1: Provision of Affordable Homes

Respondent: Mr T. & Mr R. Pearce

Agent: Carney Sweeney

Petition: 2 petitioners

Summary:

Support for Policy AHOM1. We support the RLDP objectives for delivery of affordable housing in meeting the needs of Carmarthenshire. We would agree that among other considerations, viability should be taken into account when negotiating the amount of affordable housing contribution that should be sought for any given scheme, to ensure the deliverability of market housing schemes.

However, we would reiterate that this policy should be applied with careful consideration of the overall viability of housing developments between the LPA and developers.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the plan to amend the affordable housing target.

Response:

Disagree.

The Council has undertaken updated evidential work through the Burrows Hutchinson Financial Viability Assessment to test and consider the affordable housing targets for the Plan. This work has been prepared using up to date costs considered at a Development Stakeholder Viability workshop and updated affordable housing costs.

Policy AHOM1 identifies that the starting point for negotiations are the targets sets within the policy, with the opportunity to negotiate the target on a case by basis where schemes are proven to be unviable. Further information will be provided within an Affordable Housing SPG which is to be adopted in line with the Plan.

Action:

No action

5006

Object

Document Element: AHOM1: Provision of Affordable Homes

Respondent: Persimmon Homes West Wales

Summary:

Persimmon Homes West Wales Object to the nature of the Affordable Housing Provision Policy AHOM1. The changes to the Affordable Housing percentages at a blanket of 25% on sites which are over 101 plots does not consider the changes in viability and locality of a site across the County Council area.

Change suggested by respondent:

Amend Policy

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/587>

Submission attachment - <https://carmarthenshire.oc2.uk/a/588>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Fel y nodir yn y crynodeb.

As set out in the summary.

Response:

Anghytuno. Bydd angen ystyried hyfywedd datblygu'r safle, a'r llif arian i ddarparu tai fforddiadwy fel rhan o gynllun mwy. Byddai polisi amodol yn dileu'r hyblygrwydd hwn a dylai symud datblygiad yn raddol fod yn ystyriaeth fesul achos. Bydd rhagor o wybodaeth yn cael ei darparu o fewn CCA Tai Fforddiadwy wedi'i ddiweddararu sydd i'w fabwysiadu yn unol â'r CDLI Diwygiedig.

Disagree. Consideration will need to be given to the Development Viability of the site, and the cashflow in which to deliver affordable housing as part of the larger scheme. A conditional policy would take away this flexibility and the phasing of development should be a consideration on a case by case basis. Further information will be provided within an updated Affordable Housing SPG which is to be adopted in line with the Revised LDP.

Action:

Dim gweithredu

No action

5774

Object

Document Element: AHOM1: Provision of Affordable Homes**Respondent:** Cllr. Meinir James**Summary:**

Dylid gosod polisi amodol bod rhai o'r tai fforddiadwy i'w hadeiladu ar ddechrau'r datblygiad neu o leiaf yn rhan o'r 5 neu 10 tŷ cyntaf yn y datblygiad i sicrhau y caiff y tai fforddiadwy eu hadeiladu yn y tymor hir, yn ddi-rwystr.

Mae'n amodol i annedd sengl rhan-dalu swm cyfnewid wrth i'r annedd gael ei adeiladu a dylai amod tebyg i fod yn rhan o gyfraniad ar-safle at dai fforddiadwy hefyd.

Bydd hyn yn galluogi i ymateb i'r galw am dai fforddiadwy ynghynt hefyd gan y bydd yr anheddau ar gael ar ddechrau datblygiad a heb orfod aros i ddatblygiad gael ei gwblhau.

—
A conditional policy should be set that some of the affordable homes are to be built at the beginning of the development or at least as part of the first 5 or 10 houses in the development to ensure that the affordable homes are built unhindered in the long term.

It is conditional for a single dwelling to pay in part a Commuted Sum as the dwelling is built and a similar condition should also be part of an on-site contribution to affordable homes.

This will also enable an earlier response to the demand for affordable homes as the dwellings will be available at the beginning of development and without having to wait for development to be completed.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

—
As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

Object

Summary of representations:

Objects to various aspects of Policy AHOM1.

Summary of representation changes to plan:

Amend Policy AHOM1 as noted.

Response:

The percentage targets identified in policy AHOM1 are partly determined by site size (in terms of the number of dwellings that a site can be expected to deliver). This recognises that larger sites are likely to be able to deliver a greater proportion and absolute number of new affordable homes. The evidence provided in the Financial Viability Report supports this approach.

Work has been undertaken to assess the financial viability of a number of key sites allocated within the Plan.

The Policy seeks to ensure that the affordable dwellings remain affordable for all subsequent occupants in perpetuity. It is not clear why this should not be a policy requirements.

Action:

No action.

4802

Object

Document Element: AHOM1: Provision of Affordable Homes**Respondent:** The Home Builders Federation**Summary:**

The requirement can't be a target and a minimum. The percentage requirement for affordable homes should not be based on the size of the site. Aggregating adjacent site will not work if sites are in different ownerships. Perpetuity should not be a policy requirement. No 'key sites' viability assessment has been carried out. Such approach takes no account of market areas.

Change suggested by respondent:

Delete this policy and replace with a new policy based on viability testing of housing market areas also taking account of the above comments.

Attachments: None**AHOM2: Affordable Housing- Exceptions Sites**

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. Strategic Policy SP12 seeks to facilitate sustainable development and be resilient to climate change. To achieve this all developments should maximise opportunities for sustainable construction techniques, resource efficiency and contribute towards reducing carbon emissions, which in turn would ensure low running costs.

Action:

No action.

5013

Support

Document Element: AHOM2: Affordable Housing- Exceptions Sites**Respondent:** Gwyn Stacey**Summary:**

Environmental standards (such as passivhaus/ LETI standards) should be set out as a minimum requirement at planning to ensure low running costs in affordable housing.

Change suggested by respondent:

-

Attachments: None

Object

Summary of representations:

The objections relate to the lack of development and land in rural areas and would support further flexibility to deliver local housing. The revised LDP needs to acknowledge the housing aspirations of young families in rural areas as a material planning consideration.

The individual consultation responses are summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

The Revised LDP makes provision for the development of affordable housing within the county. This would include commuted sum contributions from sites of less than 10, and on-site contributions on sites of more than 10 dwellings. The Plan also provides an opportunity to develop exception sites and local need dwellings in Tiers 1-3 through Policy AHOM2, whilst Policy HOM3 provides a policy framework for development in Rural Villages. The Revised LDP supports, and seeks to maximise the delivery of affordable home.

The Local Need definition is highlighted within the Glossary of the Revised LDP, and provides a framework to support the development of such dwellings.

Action:

No action

5846

Object

Document Element: AHOM2: Affordable Housing- Exceptions Sites

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:**Observations:**

- Availability of land dictates the potential for Exception Sites.
- While Exception Sites provide the potential for Affordable Housing adjoining Local Development boundaries, this may not be possible in many rural villages.
- The topography of our area does not always permit development outside existing settlements and steep gradients make affordable construction unviable.
- Where land may be available, other factors may not meet requirements such as Highways, SAB assessments etc. thus limiting the potential for development.
- Non-availability of land in and around Defined and Non-Defined Rural Settlements results in no housing to meet local needs.
- There are natural boundaries between communities which dictate social interaction. A nearby community, across a river or motorway, may be more alien to a local individual than a town twenty miles further afield.
- There is no provision at all for market housing in many rural settlements. If you don't qualify for Local Needs, or there is no Local Needs capacity in your community – you can't live there.
- The size, scale and design of Affordable Housing cannot accommodate a growing family, especially where children are not all of the same gender and vary in age.
- "Exceptional Circumstances" may not be so exceptional. Some quite ordinary circumstances exclude local people from qualifying for Local Need.
- Young families wishing to return to their area to bring up their children and who have owned a home in another area will not qualify for Affordable Housing, but cannot afford open market housing.
- There is no guidance on what constitutes an "exception". The policy accommodates nuclear families with 2.4 children. There is no provision for Blended Families whose needs are more varied and extensive.

CONSIDERATIONS:

1. To acknowledge that Exception Sites are at the discretion of local landowners, access/highways restrictions, SAB requirements and other limiting factors.
2. Where no Exception Sites can be identified, to exercise flexibility in considering alternative sites which may deviate from the current permitted sites.
3. Where particular individual "locality" needs are identified, to consider applications for non affordable housing development in the interest of the individual, the family and the community.
4. To consider the definition of "local" in the context of the individual and the community rather than by a radius of concentric miles.
5. To assess the needs of growing families when calculating the size, scale and design of Affordable Housing in order to provide long-term security and a decent quality of life.
6. To acknowledge the housing aspirations of young families in rural areas as a material planning consideration.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5901

Object

Document Element: AHOM2: Affordable Housing- Exceptions Sites**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- Availability of land dictates the potential for Exception Sites.
- While Exception Sites provide the potential for Affordable Housing adjoining Local Development boundaries, this may not be possible in many rural villages.
- The topography of our area does not always permit development outside existing settlements and steep gradients make affordable construction unviable.
- Where land may be available, other factors may not meet requirements such as Highways, SAB assessments etc. thus limiting the potential for development.
- Non-availability of land in and around Defined and Non-Defined Rural Settlements results in no housing to meet local needs.
- There are natural boundaries between communities which dictate social interaction. A nearby community, across a river or motorway, may be more alien to a local individual than a town twenty miles further afield.
- There is no provision at all for market housing in many rural settlements. If you don't qualify for Local Needs, or there is no Local Needs capacity in your community – you can't live there.
- The size, scale and design of Affordable Housing cannot accommodate a growing family, especially where children are not all of the same gender and vary in age.
- "Exceptional Circumstances" may not be so exceptional. Some quite ordinary circumstances exclude local people from qualifying for Local Need.
- Young families wishing to return to their area to bring up their children and who have owned a home in another area will not qualify for Affordable Housing, but cannot afford open market housing.
- There is no guidance on what constitutes an "exception". The policy accommodates nuclear families with 2.4 children. There is no provision for Blended Families whose needs are more varied and extensive.

CONSIDERATIONS:

1. To acknowledge that Exception Sites are at the discretion of local landowners, access/highways restrictions, SAB requirements and other limiting factors.
2. Where no Exception Sites can be identified, to exercise flexibility in considering alternative sites which may deviate from the current permitted sites.
3. Where particular individual "locality" needs are identified, to consider applications for non affordable housing development in the interest of the individual, the family and the community.
4. To consider the definition of "local" in the context of the individual and the community rather than by a radius of concentric miles.
5. To assess the needs of growing families when calculating the size, scale and design of Affordable Housing in order to provide long-term security and a decent quality of life.
6. To acknowledge the housing aspirations of young families in rural areas as a material planning consideration.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the plan to increase the square metre calculation for affordable / local needs dwellings.

Response:

The Affordable Housing policy seeks to ensure that the benefits of the initial affordability will be retained for all subsequent occupiers and that it is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;

Any excessively large affordable dwellings outside the means of those seeking an affordable dwelling would not be considered appropriate, however the policy allows exceptional circumstances when clearly evidenced and justified.

Action:

No action

5770

Object

Document Element: AHOM2: Affordable Housing- Exceptions Sites

Respondent: Cllr Dorian Phillips

Summary:

Regarding local need and affordable homes, the m2 build rate at present is not adequate with modern day needs.

Change suggested by respondent:

Amend Policy

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/5r8>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Noted. The consideration for affordable housing is set out within the relevant policies within the Plan. Affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required. The Revised LDP provides sufficient flexibility within the Local Need definition to allow new development in the correct circumstances and to consider the local context.

Recognition must be given to other policies within the plan relating to landscape character, amenity so as not to allow unacceptable development within the open countryside.

Action:

No action

5947

Object

Document Element: AHOM2: Affordable Housing- Exceptions Sites**Respondent:** Gwyn Stacey**Petition:** 2 petitioners**Summary:**

Consideration should be given against the local context, where evidenced, when considering affordable and intermediate housing.

Change suggested by respondent:

As set out in the summary

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/446>

AHOM2: Affordable Housing- Exceptions Sites, 11.124

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change

Response:

The Affordable Housing policy seeks to ensure that the benefits of the initial affordability will be retained for all subsequent occupiers and that it is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;

Any excessively large affordable dwellings outside the means of those seeking an affordable dwelling would not be considered appropriate, however the policy allows exceptional circumstances when clearly evidenced and justified.

Action:

No change to the Plan

5012

Support

Document Element: AHOM2: Affordable Housing- Exceptions Sites, 11.124**Respondent:** Gwyn Stacey**Summary:**

The principles of this point are supported, however creating an aspirational living standard with sustainable design in mind should be prioritised over limiting size.

Change suggested by respondent:

-

Attachments: None

Strategic Policy – SP 7: Employment and the Economy

Support

Summary of representations:

Support for Strategic Policy SP 7: Employment and the Economy, and the general conformity of approach to between Carmarthenshire and its neighbouring authorities to the west (PCC, PCNPA & Ceredigion).

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

5512

Support

Document Element: Strategic Policy – SP 7: Employment and the Economy

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Employment

Supports the general conformity of approach.

The employment and economic development strategy of Carmarthenshire County Council's Preferred Strategy focusses on the Swansea Bay City Deal, and other Carmarthenshire-specific strategies. Carmarthenshire County Council and this National Park Authority are stakeholders in a Regional Strategic Economic study along with Pembrokeshire County Council and Brecon Beacons National Park Authority. The final report was published in October 2019. The study broadly concludes that there is sufficient strategic land available to meet demand across the area. The policy approach across the Pembrokeshire County Council, Carmarthenshire County Council and Pembrokeshire Coast National Park Authority is to protect strategic and smaller employment sites for employment use.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Representation relates to the need to support rural enterprise, as set out in the summary below.

Summary of representation changes to plan:

No change specified.

Response:

Providing for the needs of rural enterprise, supporting SMEs and promoting the circular economy are sufficiently covered in the relevant policies within the Plan.

Action:

No Action.

5586

Object

Document Element: Strategic Policy – SP 7: Employment and the Economy

Respondent: Cllr Sue Allen

Summary:

Summary related to greater level of self employment in rural areas and to provide work life balance homes of sufficient size are restricted by WAG Policy. There has not been a housing needs survey for this revision and reliance on the Housing register is not a reflection of the many aspirations of those who wish to return home to contribute to the Community raise families or retire on their family farms. The same applies to rural enterprise which is essential to the circular economy. Supporting SMEs to thrive where they can find a niche keeps a rural area vibrant and innovative.

Change suggested by respondent:

Amend Policy

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w5>

Object

Summary of representations:

Gweler isod.

See below.

Summary of representation changes to plan:

Dim Newidiad.

No Change.

Response:

Nodwyd. Trwy ddarparu safleoedd cyflogaeth newydd, diogelu safleoedd cyflogaeth presennol, a thrwy gefnogi mentrau cyflogaeth cynaliadwy ar raddfa fach mewn aneddiadau haen is, ystyrir bod Polisi Strategol SP 7 (ynghyd â'r 5 polisi cyflogaeth arall) yn ddigon cadarn a bydd yn darparu cyfleoedd ar gyfer sefydlu busnesau bach mewn cymunedau ledled y Sir.

Noted. Through the provision of new employment sites, the safeguarding of existing employment sites, and by supporting small scale sustainable employment enterprises in lower tiered settlements, Strategic Policy SP 7 (along with the other 5 employment policies) is considered sufficiently robust and will provide opportunities for establishing small businesses in communities throughout the County.

Action:

Dim gweithredu.

No Action.

5886

Object

Document Element: Strategic Policy – SP 7: Employment and the Economy

Respondent: Cllr. Tyssul Evans

Summary:

Rhoi'r mwy o gyfle i fobol ifanc sydd am sefydlu busnesau bach yn y gymuned lle ei magwyd i ddatblygu busnes o fewn ei cymunedau.

—
Giving the greater opportunity to young people who want to set up small businesses in the community where they grew up to develop business within their communities.

Change suggested by respondent:

Newid fel y nodir

—
Change as set out.

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

EME1: Employment- Safeguarding of Employment Sites

Support

Summary of representations:

The respondent supports Policy EME1 Employment - Safeguarding of Employment Sites, particularly in relation to the designation of their client's site as an existing employment site, as well as for the other reasons set out in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

5318

Support

Document Element: EME1: Employment- Safeguarding of Employment Sites

Respondent: Tata Steel Europe Limited

Agent: Gareth Barton

Summary:

The Tata Steel owned Trostre Steelworks is designated within the RLDP as an existing employment area through Strategic Policy 7 (SP7): Employment and the Economy. Policy SP7 recognises the contribution of existing employment sites as part of the employment portfolio in meeting ongoing need.

Policy EME1 safeguards sites identified for employment purposes for such uses (specifically Class B1, B2 and B8 uses). Our client welcomes the designation of the Trostre Steelworks as an existing employment site. Tata also welcome the support for employment related proposals within this area as provided by both Policy EME1 and EME2, which allows for the extension and / or intensification of existing employment enterprises.

Support is given to criterion (f) of Policy EME1 which allows uses which are complementary to the primary employment use of the surrounding area. This recognises that non B-class uses and ancillary uses can be appropriate for locations within an employment site

Change suggested by respondent:

No change

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/46f>

Location Plan - <https://carmarthenshire.oc2.uk/a/46h>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/6tb>

objection email - redacted - <https://carmarthenshire.oc2.uk/a/6tc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6td>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

It should be clarified whether all or just some of the criteria of Policy EME1 need to be met.

Response:

The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to, and in a manner consistent with the Sustainability Appraisal. All the criteria of Policy EME1 would need to be addressed at the planning application stage.

Action:

No Action.

5317

Object

Document Element: EME1: Employment- Safeguarding of Employment Sites

Respondent: Tata Steel Europe Limited

Agent: Gareth Barton

Summary:

Object Policy EME1 - Policy EME1 sets out criteria where, exceptionally, proposals which result in the loss of employment sites is acceptable. The wording to that policy does not make it clear whether all or some of the criteria need to be met. This should be clarified. It is considered that only some of the criteria would need to be met as not all the criteria would be relevant to every proposal.

Change suggested by respondent:

Clarification of policy required

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/46f>

Location Plan - <https://carmarthenshire.oc2.uk/a/46h>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/6tb>

objection email - redacted - <https://carmarthenshire.oc2.uk/a/6tc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6td>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to, and in a manner consistent with the Sustainability Appraisal. Existing employment sites annotated on the LDP Proposals Map are based upon the most up to date evidence, and are protected in accordance with national planning policy. The observations made in this representation would need to be considered as part of any subsequent planning application on this site.

Action:

No Action

5540

Object

Document Element: EME1: Employment- Safeguarding of Employment Sites

Respondent: Cllr Tina Higgins

Summary:

Objection to the safeguarding of Land off Heol Ddu (Tycroes) as an existing employment area under Policy EME1.

This is an area of land situated off an unclassified road known as Heol Ddu. The land is close to Teglan Park a large housing estate leading off from Penygarn Road.

Although the land was used for factories, the land has planning permission for residential properties. Consideration should be given to the type of light industry that would be acceptable there due to the close proximity to Teglan Park.

Access – Heol Ddu is an unclassified road accessed from the A483. The road is not suitable for commercial traffic.

The road would need to be improved and SWTRA consulted.

Noise disturbance to nearby dwelling – Close proximity to Teglan Park will in no doubt have an impact on residents' quality of life due to noise as well as dust.

Change suggested by respondent:

No change to the Plan, however observations in this representation would need to be considered as part of any subsequent planning application.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wp>

Object

Summary of representations:

The respondent requests that the site be allocated for employment purposes within the Plan. The consultation response is summarised below.

Summary of representation changes to plan:

Allocate the land for employment purposes within the Plan.

Response:

There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action

5324

Object

Document Element: EME1: Employment- Safeguarding of Employment Sites

Respondent: Mr B Owen

Agent: JCR Planning Ltd

Summary:

Objection to the omission of site AS2/064/004 in Betws, Ammanford for employment purposes:

The inclusion of the proposer's land would not lead to additional environmental pressure, but instead will foster sustainable growth and allow for a wider choice of employment opportunities within this Tier 2 Service Centre. Its development would be in keeping with adjacent development but will ensure a readily deliverable source of modern and sustainable units for the community.

In addition, development at this location:-

- would not be detrimental to the amenity of adjacent properties;
- would satisfy recognised employment and sustainability objectives;
- would not have a detrimental impact on the landscape or nature conservation interests.

Furthermore, the site is not impeded by any access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints and its short term delivery is assured.

It is considered that this site is both sustainable and readily deliverable and its allocation should be fully supported.

Change suggested by respondent:

Include site within Plan

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/47f>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6ts>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6ck>

EME3: Employment Proposals on Allocated Sites

Support

Summary of representations:

Support for Policy EME3: Employment Proposals on Allocated Sites, however the respondent sets out a number of provisions that are applicable to all individual development plots located within allocated employment sites. Refer to summary below.

Summary of representation changes to plan:

None

Response:

Comments noted.

Action:

No Action

5594

Support

Document Element: EME3: Employment Proposals on Allocated Sites

Respondent: Dwr Cymru/Welsh Water

Summary:

EME3: Employment Proposals on Allocated Sites The following provisions are applicable to all individual development plots located within allocated employment sites:

- We will work with your authority to support sustainable economic development however your authority and potential developers should be aware that the obligations of a water and sewerage undertaker extends to 'domestic' supplies only. Where an employment allocation results in higher demands of water supply and/or trade effluent discharges we recommend and welcome early consultation with Dwr Cymru Welsh Water.
- The individual plots available for development can represent a substantial area of land for which the potential demands upon our assets are unknown at present. It is essential that we understand these demands to allow us to assess the impact on our assets. It may be necessary for water and/or sewerage hydraulic modelling assessments (HMAs) to be undertaken at the developer's expense to establish where the proposed development could connect to the existing networks, and to identify any required infrastructure improvements.
- Water mains and/or sewerage infrastructure required for any potential development site can be acquired through the requisition provisions of the Water Industry Act 1991 (as amended).
- Welsh Water always has rights of access to its assets. Where there are water mains and/or sewers crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion of the asset.
- If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Site Reference AS2/021/006: The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Allocate the site for employment purpose in the Revised LDP.

Response:

Disagree. There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action.

5346

Object

Document Element: EME3: Employment Proposals on Allocated Sites

Respondent: Mrs N & A Andreu & Davies

Agent: Evans Banks Planning Limited

Petition: 2 petitioners

Summary:

Seeks the inclusion of an alternative employment allocation (Reference AS2/021/006, Carmarthen) which forms a logical extension to an existing settlement, being well related to it and being positioned at a location within the wider landscape to not form a prominent or logical part of the surrounding open countryside. The site lies on part of the County Borough's key transportation network and is accessible by private vehicle and regularly served public transport network. This provides it with a good level of access for potential customers and employees from the settlement of Carmarthen, as well as those further afield. Development of the site will also address the imbalances in employment land provision identified in the supporting report. With the Alternative Allocation having no access, ground condition, flood risk, hydrological, ecological, archaeological or land ownership related constraints, its delivery, if allocated is assured.

Change suggested by respondent:

Include the site as an employment allocation within the RLDP.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4b3>

email - redacted - <https://carmarthenshire.oc2.uk/a/6rc>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/6rd>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/6rw>

map - redacted - <https://carmarthenshire.oc2.uk/a/6c5>

Object

Summary of representations:

Site Reference AS2/021/006:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Allocate land for employment purposes.

Response:

Disagree. There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action

5426

Object

Document Element: EME3: Employment Proposals on Allocated Sites

Respondent: Mrs Nerys Andreu

Summary:

Seeking new site in Carmarthen for inclusion (Reference AS2/021/006).

Aside from the fact that when building a large number of domestic dwellings it makes obvious sense to also build facilities for employment, the fact that this area is so conveniently close to such a populated area means it not only has the potential to greatly improve peoples lives in so many ways but also has the incredible benefit of Carbon emissions from travel being greatly reduced.

Change suggested by respondent:

Include site within the plan.

Attachments:

Supporting statement - <https://carmarthenshire.oc2.uk/a/4g3>

ISA form - <https://carmarthenshire.oc2.uk/a/5sm>

email - redacted - <https://carmarthenshire.oc2.uk/a/5zf>

location plan / email - redacted - <https://carmarthenshire.oc2.uk/a/5zg>

Object

Summary of representations:

Site reference AS/086/004. The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Allocate site for employment purposes.

Response:

Disagree. There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action

5446

Object

Document Element: EME3: Employment Proposals on Allocated Sites**Respondent:** Welsh Government**Summary:**

A Representation was made to the First Deposit Revised LDP in 2020 to include land in the ownership of the Welsh Government (WG) and adjoining land, (now in the ownership of Marelli) to be allocated as employment land. The land in the ownership of WG is shown as proposed employment land in the 2nd Deposit Revised LDP (ref PrC2/E2(i)).

However, the Marelli Land is not. This representation is for the Marelli land to be also allocated for employment use (Reference AS2/086/004).

The WG considers that the Marelli land represents a suitable and sustainable location for development. Development on this site will strive to meet the goals of the WBFGA and policy 28 of Future Wales. The site is also considered to align with key objectives of WG's PDP and therefore will meet the requirements for appropriate WG funding required to provide the necessary site infrastructure for future private and public sector commercial /industrial investment.

Change suggested by respondent:

Include Marelli Land as part of the employment allocation PrC2/E2(i)

Attachments:

Plot C Site Location Map - <https://carmarthenshire.oc2.uk/a/4xd>

Land Registry Plan - <https://carmarthenshire.oc2.uk/a/4xw>

ISA form - <https://carmarthenshire.oc2.uk/a/53v>

email - redacted - <https://carmarthenshire.oc2.uk/a/5kx>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kj>

Object

Summary of representations:

Site reference AS2/034/001. The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Allocate land for employment purposes.

Response:

Disagree. There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action

5457

Object

Document Element: EME3: Employment Proposals on Allocated Sites**Respondent:** Datblygau Davies Developments**Agent:** Geraint John Planning Ltd**Summary:**

The site (Reference AS2/034/001) is a parcel of previously developed land, approximately 1.5 hectares in size, located adjacent to the settlement of Cwmann at the intersection between the A485 and A482. The supporting documentation provides an analysis of the suitability of employment use on the site and sets out a detailed site assessment. The site 'performs' well against the defined assessment criteria and methodology, with no evident insurmountable constraints, obstacles, or failings.

Change suggested by respondent:

Include the site as an employment allocation within the LDP.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4ks>

Site Layout - <https://carmarthenshire.oc2.uk/a/4k3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5jw>

Flood Consequences Assessment - redacted - <https://carmarthenshire.oc2.uk/a/5jf>

letter - redacted - <https://carmarthenshire.oc2.uk/a/5jg>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5jh>

Object

Summary of representations:

Site reference AS2/086/004. The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Allocate land for employment purposes.

Response:

Disagree. There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action

5463

Object

Document Element: EME3: Employment Proposals on Allocated Sites

Respondent: Mr Arwel Davies

Summary:

Objection, new site for inclusion (Reference AS2/021/006).

The proposed development area (identified above) was included in the adopted Local Development Plan (LDP) 2006-2021 and also in the first deposit of the 2018 - 2033 LDP due to its potential to greatly enhance and promote the sustainable development of the West Carmarthen LDP. We feel strongly that this is still the case and should continue to be included in the second deposit either as an employment or mixed use area.

Change suggested by respondent:

Amend the Plan to include the site.

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/4z7>

Site Plan - <https://carmarthenshire.oc2.uk/a/4z8>

Supporting Statement - <https://carmarthenshire.oc2.uk/a/4z9>

email - redacted - <https://carmarthenshire.oc2.uk/a/5j4>

Object

Summary of representations:

Site reference AS2/ 031/002. The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Allocate land for employment purposes.

Response:

Disagree. There is sufficient and more appropriate land available for employment purposes within the settlement to accommodate its employment need.

Action:

No Action

5555

Object

Document Element: EME3: Employment Proposals on Allocated Sites**Respondent:** Mr G Lewis**Agent:** Evans Banks Planning Limited**Summary:**

The representation seeks the inclusion of part of candidate site SR/031/002 (Reference AS2/031/002) for future employment development within Cross Hands. The site comprises an undeveloped field enclosure set off the rear of a newly formed operational yard at the rear of Continental Leisure Vehicles showrooms and service garage at Heol Parc Mawr, upon the Cross Hands Business Park.

Our clients have significantly revised their indicative proposals (as submitted during the Candidate Site stage) to omit any residential element and concentrate solely on proposals to construct a courtyard of office and workshops will not appear at odds to the prevailing spatial pattern of development in Cross Hands. The locality has established examples of workshop units which are all at capacity, and in active use which in turn, advocates that the form of development proposed off Heol Parc Mawr is sought after and in demand, and is accordingly, no different, resulting in it being respectful to the character and setting of the locality.

Change suggested by respondent:

Include the site as an employment allocation within the LDP.

Attachments:

map - <https://carmarthenshire.oc2.uk/a/4p4>

ISA - <https://carmarthenshire.oc2.uk/a/4p5>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wn>

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wy>

PrC1/MU1

Object

Summary of representations:

Seeks the removal of the employment allocation for the site and its allocation as a residential.

Summary of representation changes to plan:

Allocate site for residential use.

Response:

Disagree. The site falls within the adopted Planning and Development Brief for West Carmarthen which has been drawn up to provide a mixed use scheme at this location. The employment element of the site is considered to be an important contribution to the overall development of the area. In addition, it provides an important contribution to employment provision within Carmarthen.

Action:

No action.

5147

Object

Document Element: PrC1/MU1**Respondent:** David Paynter**Summary:**

The site lies within the development limits of the Carmarthen Growth Area (GA1). Additionally it is within the boundaries of the West Carmarthen Planning and Development Brief. The latter document allocates the submission site, together with the land parcel to the north, for employment use.

The land has been actively marketed as an employment site since February 2013 by national agency Lambert, Smith, Hampton, and by local agents BJP Estates. Their reports over this period clearly show there has been no substantive interest from any form of employment opportunity during a period in excess of 10 years, its relatively isolated location, its remote location from other commercial users, lack of infrastructure and connectivity, the access route past residential properties and its proximity to those residential properties possibly giving rise to complaints of noise, smell, working and activity hours, the simple presence of industrial units being resented by established residents – all potential deterrents. In conjunction with that simply lack of demand when there are numerous more attractive, serviced, and better located employment sites available in and around Carmarthen have shown the land to be unsuited for its allocated use.

Whilst the provision of adequate employment land in the County is an absolute essential, a random field sandwiched between residential properties and which has been on the market for 10 years is not the answer. It is argued that the site should be re-allocated for residential development.

Change suggested by respondent:

Change the designation of the site from employment use to residential.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/3kj>

Location Plan - <https://carmarthenshire.oc2.uk/a/3kk>

Layout Plan - <https://carmarthenshire.oc2.uk/a/3kz>

Brief Masterplan - <https://carmarthenshire.oc2.uk/a/3km>

Transport Statement - <https://carmarthenshire.oc2.uk/a/3ky>

Drainage Strategy - <https://carmarthenshire.oc2.uk/a/3zr>

ISA - <https://carmarthenshire.oc2.uk/a/3zs>

PrC3/E1

Object

Summary of representations:

Respondent objects to employment allocation PrC3/E1, and that the area is utilised by horse riders.

Summary of representation changes to plan:

No change specified.

Response:

The site is an allocation in the Plan specifically for employment uses. Any impact on public footpaths and/or bridle ways will be addressed as part of a planning application.

Action:

No Action.

4633

Object

Document Element: PrC3/E1

Respondent: Mrs Karen Burch

Summary:

The area is being used by horse riders who have been displaced from previously quiet lanes made busy because of development. Paths being created for walking and cycling are being used by horse riders and there is demand for multi user routes providing safe off road access for horse riders as vulnerable road users. Plans for development do not provide recognised access for equestrians. There is demand that is not resulting in inclusion under Active Travel. Local bridleways in the area need links to other bridleways and off road paths to provide access to Llyn Lech Owain and quiet lanes.

Change suggested by respondent:

There needs to be a more robust support for improved access for equestrians in Cross Hands where there is a high population of horses, increased traffic levels and a lack of equestrian off road routes that provide safe access to local places to ride. Provision of routes for walking and cycling need to provide for equestrians.

Attachments: None

PrC3/E2

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Improved access for walking and cycling also needs to include equestrians to ensure that equestrians can navigate their community safely due to increased traffic in the area.

Response:

The comment relates to land outside the allocated site, and any impact on bridleways will be considered as part of a planning application. Reference is drawn to other policies in the Plan, and those which have been responded to within this report.

Action:

No action

4634

Object

Document Element: PrC3/E2

Respondent: Mrs Karen Burch

Summary:

The bridleway running alongside the site (moved onto a tarmac access road to allow development) needs to be extended if provision is being made for paths for walking and cycling. There is demand for off road access to include horse riders as there is a high population of horses in the area that are not being provided for.

Change suggested by respondent:

Improved access for walking and cycling also needs to include equestrians to ensure that equestrians can navigate their community safely due to increased traffic in the area.

Attachments: None

Object

Summary of representations:

Respondent comments on the important ecological connectivity features that border the site.

Summary of representation changes to plan:

Consider ecosystem connectivity issues related to site.

Response:

Comments noted. Matter to be further considered at Examination.

Action:

Matter to be further considered at Examination.

5730

Object

Document Element: PrC3/E2**Respondent:** Natural Resources Wales**Summary:****EME3: Employment Proposals on Allocated Sites**

The allocation appears to border/provide important ecological connectivity features. These features would need to be protected from development. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and Section 6, Part 1 of the Environment (Wales) Act 2016. The Well-Being of Future Generations (Wales) Act and the Environment (Wales) Act recognise that we have a duty to maintain and enhance the resilience of our ecosystems for our own continued existence and for future generations. This duty is reflected in many policies including Planning Policy Wales.

Our detailed comments on the allocated employment sites can be found in Annex 2 and 3 however, any mitigation required may reduce the amount of land available for development and the site would need to be allocated on this principle to ensure the soundness of the plan.

Change suggested by respondent:

Change to Plan if necessary.

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC3/E2(i)

Object

Summary of representations:

Respondent comments on the important ecological connectivity features that border the site.

Summary of representation changes to plan:

Consider ecological connectivity features that border the site.

Response:

Comments noted. Matter to be further considered at Examination.

Action:

To be further considered at Examination.

5731

Object

Document Element: PrC3/E2(i)

Respondent: Natural Resources Wales

Summary:

EME3: Employment Proposals on Allocated Sites

The allocation appears to border/provide important ecological connectivity features. These features would need to be protected from development. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and Section 6, Part 1 of the Environment (Wales) Act 2016. The Well-Being of Future Generations (Wales) Act and the Environment (Wales) Act recognise that we have a duty to maintain and enhance the resilience of our ecosystems for our own continued existence and for future generations. This duty is reflected in many policies including Planning Policy Wales.

Our detailed comments on the allocated employment sites can be found in Annex 2 and 3 however, any mitigation required may reduce the amount of land available for development and the site would need to be allocated on this principle to ensure the soundness of the plan.

Change suggested by respondent:

Change to the Plan if necessary.

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC3/E2(ii)**Object****Summary of representations:**

Respondent comments on the important ecological connectivity features that border the site.

Summary of representation changes to plan:

Consider ecological connectivity features that border the site.

Response:

Comments noted. Matter to be further considered at Examination.

Action:

To be further considered at Examination.

5732**Object**

Document Element: PrC3/E2(ii)

Respondent: Natural Resources Wales

Summary:

EME3: Employment Proposals on Allocated Sites

The allocation appears to border/provide important ecological connectivity features. These features would need to be protected from development. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and Section 6, Part 1 of the Environment (Wales) Act 2016. The Well-Being of Future Generations (Wales) Act and the Environment (Wales) Act recognise that we have a duty to maintain and enhance the resilience of our ecosystems for our own continued existence and for future generations. This duty is reflected in many policies including Planning Policy Wales.

Our detailed comments on the allocated employment sites can be found in Annex 2 and 3 however, any mitigation required may reduce the amount of land available for development and the site would need to be allocated on this principle to ensure the soundness of the plan.

Change suggested by respondent:

Change to the Plan if necessary.

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC3/E2(iii)**Object****Summary of representations:**

Respondent comments on the important ecological connectivity features that border the site.

Summary of representation changes to plan:

Consider ecological connectivity features that border the site.

Response:

Comments noted. Matter to be further considered at Examination.

Action:

To be further considered at Examination.

5733**Object**

Document Element: PrC3/E2(iii)

Respondent: Natural Resources Wales

Summary:

EME3: Employment Proposals on Allocated Sites

The allocation appears to border/provide important ecological connectivity features. These features would need to be protected from development. Loss of ecosystem connectivity would be at odds with the fundamental aims of maintaining and enhancing biodiversity and Section 6, Part 1 of the Environment (Wales) Act 2016. The Well-Being of Future Generations (Wales) Act and the Environment (Wales) Act recognise that we have a duty to maintain and enhance the resilience of our ecosystems for our own continued existence and for future generations. This duty is reflected in many policies including Planning Policy Wales.

Our detailed comments on the allocated employment sites can be found in Annex 2 and 3 however, any mitigation required may reduce the amount of land available for development and the site would need to be allocated on this principle to ensure the soundness of the plan.

Change suggested by respondent:

Change to the Plan if necessary.

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC3/E3 (i)**Object****Summary of representations:**

Respondent notes that there is a bridleway running close to employment allocation PrC3/E3(i).

Summary of representation changes to plan:

Development needs to preserve the off road nature of these routes.

Response:

Comments noted. Any impact on public footpaths and/or bridle ways will be addressed as part of a planning application.

Action:

No Action.

4635**Object**

Document Element: PrC3/E3 (i)

Respondent: Mrs Karen Burch

Summary:

There is a bridleway running close to this development site. Currently this provides welcome respite from the traffic to horse riders using the rights of way network. Development needs to preserve the off road nature of these routes and to ensure the nature of the route remains and horse riders are accommodated in the area on other routes for walking and cycling.

Change suggested by respondent:

Equestrians need to be provided with safe off road routes to ensure that the bridleways can continue to be used. Links to these bridleways should be encouraged and incorporated into any development plans for horses to continue to move safely around the locality.

Attachments: None

SeC16/E1

Support

Summary of representations:

EME3 – Supports the inclusion of Beechwood Industrial Estate under Policy EME3: Employment Proposals on Allocated Sites

Summary of representation changes to plan:

No change

Response:

Support welcomed

Action:

No action

5222

Support

Document Element: SeC16/E1

Respondent: Aspect Developments

Agent: Evans Banks Planning Limited

Summary:

EME3 – Supports the inclusion of Beechwood Industrial Estate under Policy EME3: Employment Proposals on Allocated Sites

Change suggested by respondent:

No change to the Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5fd>

EME4: Employment Proposals on Non-Allocated Sites

Object

Summary of representations:

Objection to Policy EME4 Employment Proposals on Non-Allocated Sites.
The respondents consultation responses are summarised below.

Summary of representation changes to plan:

Change Policy EME4 to accommodate more flexibility in line with the recommendations set out in the representations.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to, and in a manner consistent with the Sustainability Appraisal.

Action:

No Action.

5847

Object

Document Element: EME4: Employment Proposals on Non-Allocated Sites

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:

Observations:

- There is no connection provided between Employment on Non-allocated Sites and the needs of rural villages to remain sustainable. Living and working within the community is vital to its existence.
- Some capacity has to be provided to acknowledge the place of small-scale businesses within rural communities. There is no provision for small-scale commercial enterprises.
- The increase in home-working needs to be supported by flexibility across all genres of employment. Additional space may be needed – inside and outside development limits – to accommodate future working practices.
- This will be mitigated by reduction in travel and healthier work-life balances, thus meeting the aims of our well-being goals.

CONSIDERATIONS:

1. To apply flexibility in meeting the needs of local people to work within their community.
2. To provide working spaces which accommodate local employment in areas outside or without development limits.
3. To encourage satellite working as and when technology permits during the lifetime of the LDP.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5902

Object

Document Element: EME4: Employment Proposals on Non-Allocated Sites

Respondent: Cllr. Ken Howell

Summary:

Observations:

- There is no connection provided between Employment on Non-allocated Sites and the needs of rural villages to remain sustainable. Living and working within the community is vital to its existence.
- Some capacity has to be provided to acknowledge the place of small-scale businesses within rural communities. There is no provision for small-scale commercial enterprises.
- The increase in home-working needs to be supported by flexibility across all genres of employment. Additional space may be needed – inside and outside development limits – to accommodate future working practices.
- This will be mitigated by reduction in travel and healthier work-life balances, thus meeting the aims of our well-being goals.

CONSIDERATIONS:

1. To apply flexibility in meeting the needs of local people to work within their community.
2. To provide working spaces which accommodate local employment in areas outside or without development limits.
3. To encourage satellite working as and when technology permits during the lifetime of the LDP.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

EME4: Employment Proposals on Non-Allocated Sites, 11.165**Object****Summary of representations:**

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Response:

Mae'r polisi yn hyblyg i ganiatáu darpariaeth cyflogaeth newydd mewn ardaloedd gwledig ac o fewn yr amgylchiadau cywir.

The policy is flexible to allow new employment provision in rural areas and within the correct circumstances.

Action:

Dim gweithredu

No action

5815**Object**

Document Element: EME4: Employment Proposals on Non-Allocated Sites, 11.165

Respondent: Cllr. Jean Lewis

Summary:

Dylir ystyried diwallu anghenion pobl leol o weithio yn eu cymuned a hefyd darparu mannau gweithio sy'n cynnwys cyflogaeth leol mewn ardaloedd y tu allan i derfynau datblygu.

Consideration should be given to meeting the needs of local people from working in their community and also providing working spaces that include local employment in areas outside development limits.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

Strategic Policy – SP 8: Welsh Language and Culture

Support

Summary of representations:

The respondent provides comments on the section as detailed below.

Summary of representation changes to plan:

No change.

Response:

Comments noted.

Action:

No action.

5527

Support

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Environment

Both Plans seek to ensure that their Plan areas natural and historic environment and landscape will be protected from inappropriate development and, where possible, enhanced.

The Welsh language which continues to be an important component in the social, cultural and economic life of many communities will be protected and supported by managing development sensitively in areas where it has a significant role in the community.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Gwrthwynebu i'r gwybodaeth ynghylch siaradwyr Cymraeg sydd wedi ei ddefnyddio yn y Cynllun ac yn gofyn am bolisiau cryf.

Objects to the data on Welsh speakers used in the Plan and requests robust policies.

Summary of representation changes to plan:

Defnyddio ffigyrau Cyfrifiad 2021.

Use the 2021 Census figures.

Response:

Mae diweddariad i'r sail tystiolaeth wedi ei gynrychu sy'n cynnwys data Cyfrifiad 2021.

An update to the evidence has been produced which includes the 2021 Census data.

Action:

No further action.

Dim gweithred pellach.

5772

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture**Respondent:** Cllr. Meinir James**Summary:**

Nid yw ffigyrau niferoedd siaradwyr Cymraeg yn Sir Gaerfyrddin yng nghyfrifiad 2021 wedi'u hystyried ar gyfer yr 2il CDLI a'r ffigyrau o 2011 sydd wedi'u defnyddio, wedi dyddio. Gan fod y ffigyrau diweddaraf wedi dangos cwymp sylweddol i nifer y siaradwyr o fewn y Sir mae oblygiadau pell gyrhaeddol i'r 2il CDLI o ystyried y ffigyrau'n fanwl. Dylid edrych nid yn unig ar gyfanswm y nifer o siaradwyr Cymraeg, ond ym mhle mae'r nifer uchaf o siaradwyr er mwyn diogelu a datblygu'r Gymraeg yn y cymunedau hynny.

Dylai polisïau cynllunio a fabwysiedir o fewn yr 2il CDLI alluogi parhad a datblygiad y Gymraeg yn iaith fyw ym mhob cymuned o fewn y Sir gyda sylw arbennig yn cael ei roi i'r cymunedau sydd á'r canrannau uchaf o siaradwyr yng nghyfrifiad 2021.

Gan fod y niferoedd wedi gostwng yn sylweddol o fewn y Sir ers cyfrifiad 2011, mae'n amlwg nad yw'r polisïau cynllunio presennol yn ddigonol i barhad y Gymraeg yn iaith hyfyw o fewn y Sir. Rhaid wrth bolisiau cryf i sicrhau bod y Gymraeg yn ffynnu yng nghymunedau'r Sir.

-

The figures for the number of Welsh speakers in Carmarthenshire in the 2021 census have not been considered for the 2nd LDP and the figures from 2011 that have been used, are out of date. As the latest figures have shown a significant drop in the number of speakers within the County the 2nd LDP has far-reaching implications when considering the figures in detail. One should look not only at the total number of Welsh speakers, but also where the highest numbers of speakers are located in order to protect and develop the Welsh language in those communities. Planning policies adopted within the 2nd LDP should enable the continuation and development of Welsh as a living language in all communities within the County, with particular attention given to the communities with the highest percentages of speakers in the 2021 census.

As numbers have decreased significantly within the County since the 2011 census, it is clear that the current planning policies are not sufficient for the continuation of Welsh as a viable language within the County. Robust policies are required to ensure that the Welsh language thrives in the County's communities.

Change suggested by respondent:

Mae'n rhaid ail edrych ar yr 2il CDLI gan ddefnyddio ffigyrau Cyfrifiad 2021 i sicrhau bod y CDLI yn "hyrwyddo'r Gymraeg a'i diwylliant" (Amcanion Llesiant Sir Gaerfyrddin 2017-18) "ac mae hefyd yn ymrwymedig i gyfrannu at nod hirdymor Llywodraeth Cymru o sicrhau 1 miliwn o siaradwyr Cymraeg erbyn 2050" (Cymraeg 2050: Miliwn o siaradwyr Cymraeg, Llywodraeth Cymru 2017). Mae Deddf Llesiant Cenedlaethau'r Dyfodol yn nodi "Cymru â diwylliant bywiog lle mae'r Gymraeg yn ffynnu" ac mae angen sicrhau bod y ffigyrau o'r cyfrifiad diweddaraf i sicrhau y gall Sir Gaerfyrddin gyrraedd y nod hwnnw.____

The 2nd LDP must be revisited using 2021 Census figures to ensure that the LDP "promotes Welsh language and culture" (Carmarthenshire Well-being Objectives 2017-18) "and is also committed to contributing to the Welsh Government's long-term goal of achieving 1 million Welsh speakers by 2050" (Cymraeg 2050: A million Welsh speakers, Welsh Government 2017). The Well-being of Future Generations Act states "A Wales of vibrant culture and thriving Welsh language" and the figures from the latest census need to be upheld to ensure that Carmarthenshire is able to achieve that goal.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

Object

Summary of representations:

Objection noting that the Plan does not provide for sensitive development in small community strongholds of the language. It also notes that language impact assessments will be dependent on the data available, do not evidence the prosperity of the language in small communities and may not be impartial.

Summary of representation changes to plan:

1. To recognise the Linguistic Sensitivity of the whole county and the potential of rural communities to increase the number of Welsh-speakers if supported proactively through the LDP.
2. To move from assessing impact to providing positive measures to develop Welsh-language strongholds.
3. To acknowledge that strict controls on market housing in rural areas harms Welsh-language communities.
4. Where development is evidenced through local need, to balance the potential visual harm to rural areas against the potential benefit to language and culture.
5. To provide a body to conduct Welsh-language impact assessments which is independent of the applicant and the Local Planning Authority.
6. To re-assess Welsh-language impact policies as soon as the 2021 Census data is available.
7. To recognise the need for Welsh Government to explore new approaches to planning in rural areas in order to enable local Welsh Language Strategies to be implemented and to enable CYMRAEG 2050 to be a realistic possibility.

Response:

The LDP recognises the whole county as an area of linguistic sensitivity and the policies within it seek to maximise opportunities for the Welsh language to thrive and allow appropriate small scale development in rural communities as well as opportunities to deliver housing specifically for local need and to meet affordable housing need. Further evidence has been produced in support of the Plan which considers the 2021 Census data.

Action:

No action.

5848

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:**Observations:**

- Cyngor Sir Gâr's Notice of Motion identifies the whole county as an area of linguistic sensitivity and as such should be recognised as a positive material consideration in rural areas.
- In reality, the Plan does not acknowledge the importance of small rural communities in its safeguarding and enhancement of the Welsh Language. Many of our rural villages are the strongholds of first-language Welsh-speakers and form the foundation of Welsh language and culture throughout the county. Welsh speakers are concentrated in these areas, but the ability of young families to live and work within these communities is limited by the Plan and other regulatory factors.
- The Plan addresses two aspects of Welsh-language safeguarding:
 - a) It requires assessments on the impact of developments on the Welsh language;
 - b) It provides for activities, facilities and education which promote the Welsh language;
- The Plan does not provide for sensitive development within the small community strongholds of the language. Welsh-speakers who cannot build or buy within their villages, or in the surrounding areas, cannot support the language in their native communities.
- Local people may have access to land which would reduce costs and make the building of their own home viable. Proportionate development on private land should be made possible where appropriate.
- Rural Welsh-language villages need proactive policies to offer accommodation in the community – both to young families in need of Affordable Housing and to those requiring market housing.
- Assessments of the likely effects of the LDP on the Welsh language will depend on the detail available and be data-led.
- Pre-planning Welsh-language Assessments are appropriate for larger developments in service centres and towns, however, external assessments do not evidence the actual prosperity of the language in small villages and communities.
- Welsh-language impact assessments are commissioned by the applicant and may not always be independent.
- A reversal of thought is required so that the needs of the Welsh language influences the LDP rather than the LDP attempting to react to perceived needs.
- The data on Welsh-speakers in Carmarthenshire has not yet been based on the 2021 Census and is out of date.
- There is very little planning guidance attached to the Welsh Government policy to achieve one million Welsh speakers by 2050.
- While the CYMRAEG 2050 policy calls for strengthening the relationship between language planning and land use planning, Welsh Government's own planning policies make this impossible.

CONSIDERATIONS:

1. To recognise the Linguistic Sensitivity of the whole county and the potential of rural communities to increase the number of Welsh-speakers if supported proactively through the LDP.
2. To move from assessing impact to providing positive measures to develop Welsh-language strongholds.
3. To acknowledge that strict controls on market housing in rural areas harms Welsh-language communities.
4. Where development is evidenced through local need, to balance the potential visual harm to rural areas against the potential benefit to language and culture.
5. To provide a body to conduct Welsh-language impact assessments which is independent of the applicant and the Local Planning Authority.
6. To re-assess Welsh-language impact policies as soon as the 2021 Census data is available.
7. To recognise the need for Welsh Government to explore new approaches to planning in rural areas in order to enable local Welsh Language Strategies to be implemented and to enable CYMRAEG 2050 to be a realistic possibility.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

It should be explicitly acknowledged by the Council that high levels of growth through in migration may not be consistent with policy SP8.

Response:

Further evidential work has been prepared which considers the best available data including 2021 Census data. This builds upon the WLIA prepared in the support of the Deposit Plan and re-evaluates the outcomes of the WLIA in consideration of the most recent data. Further consideration can be given to the matter at Examination.

Action:

No action.

5550

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Welsh Government

Summary:

The housing requirement of 8822 homes is a reduction of around 6,375 homes compared to the current adopted plan (15,197 homes). The housing requirement is 4,450 homes above the 2018 principal projection. The Council has concluded that all three variants of the 2018 WG projections are not appropriate and would adversely impact upon the Council's strategic ambitions from both an economic and social perspective with the principal projection being significantly lower (-42%) lower than historic build rates. However, it should be explicitly acknowledged by the Council that high levels of growth through in migration may not be consistent with policy SP8.
(Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Requests clarity in respect of the housing figures and their implications for the WLIA.

Response:

The WLIA considers the implications of immigration on the Welsh language and draws conclusions on the matter. Further evidential work has been prepared which considers the best available data including 2021 Census data. Further clarity and consideration can be given to the matter at Examination.

Action:

No action.

5548

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Welsh Government

Summary:

Welsh Language

Policy SP8 identifies the entirety of the County as a linguistic sensitive area. We note that the Welsh Language Impact Assessment (WLIA) has concluded that the level of housing growth (8,822 homes, plus 10% flexibility) will not negatively impact on the Welsh Language. Paragraph 63 of the WLIA states that a reduction in the level of flexibility from the Preferred Strategy from 15% to 10% "together with the effective implementation of Strategic Policy SP3, is more likely to reduce unforeseen distribution of growth on specific locations particularly in communities where the use of the Welsh language is sensitive to change. In our view, Policy WL1 strengthens the Council's ability to ensure that such unanticipated development is screened for adverse impact".

The Welsh Government has raised a series of concerns regarding the clarity of housing supply and the identification of reserve sites that collectively may increase the level of housing provision and consequently the level of flexibility in the plan is significantly higher (around 27%) than is set out on Policy SP4. The conclusions of the WLIA are predicated a total housing provision of 9,704 homes. (10% flexibility). The implication being that a higher level of housing provision may have adverse impacts on the Welsh Language. This is particularly important as the vast majority of the population and housing growth will be accounted for by in migration rather than natural growth of the existing population. The council must provide clarification on these matters and explain the implications for the plan. (Category B objection)

Change suggested by respondent:

Amend Plan as set out in summary.

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

Mae'r sylwadau wedi ei nodi isod.

Representation is summarised below.

Summary of representation changes to plan:

Dylai'r Cynllun anog ieuenctid i sefyll yn eu cymunedau.

The Plan should encourage youth to remain in their communities.

Response:

Mae'r Cynllun yn darparu polisiau sy'n rhoi cyfleoedd am dai ar raddfa addas a thai fforddiadwy yn y cymunedau gwledig, yn ogystal â darparu polisiau ynghylch cyflogaeth gwledig.

The plan provides policies which provide opportunities for housing at a suitable scale and affordable housing in the rural communities, as well as provide policies relating to rural employment.

Action:

Dim gweithred.

No action.

5885

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Cllr. Tyssul Evans

Summary:

Mae dyletswydd arnom fel Adran Gynllunio sicrhau fod gweledigaeth ein aelodau etholedig ar draws Cymru yn derbyn cefnogaeth wrthym er mwyn mynd ati o ddifrif i hybu datblygiad ein iaith dros y genedl gyfan. Dylid ystyried a chofio mae yn y llefydd mwyaf gwledig ag anghysbell mae'n iaith gryfaf ac mae dyletswydd arnom i anog ein ieuenctid i sefyll yn y gymuned lle ei magwyd a thrwy iddynt wneud hynny sicrhau fod bywyd pob dydd y cymunedau gwledig hynny yn ffynnu a bod ysgolion, neuaddau a chapeli cefn gwlad ymysg pethau arall yn gwynebu sicrwydd cadarnhaol i'r dyfodol.

We as a Planning Department have a duty to ensure that the vision of our elected members across Wales is supported by us to take a serious approach to promoting the development of our language across the nation as a whole. It should be considered and remembered it is in the most rural places with remote it is the strongest language and we have a duty to encourage our youth to stand in the community where they grew up and by doing so ensure that the everyday life of those rural communities thrives and that schools, halls and country chapels amongst other things whittle down positive security for the future.

Change suggested by respondent:

Newid fel y nodir

Change as set out.

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

Object

Summary of representations:

Objection noting that the Plan does not provide for sensitive development in small community strongholds of the language. It also notes that language impact assessments will be dependent on the data available, do not evidence the prosperity of the language in small communities and may not be impartial.

Summary of representation changes to plan:

1. To recognise the Linguistic Sensitivity of the whole county and the potential of rural communities to increase the number of Welsh-speakers if supported proactively through the LDP.
2. To move from assessing impact to providing positive measures to develop Welsh-language strongholds.
3. To acknowledge that strict controls on market housing in rural areas harms Welsh-language communities.
4. Where development is evidenced through local need, to balance the potential visual harm to rural areas against the potential benefit to language and culture.
5. To provide a body to conduct Welsh-language impact assessments which is independent of the applicant and the Local Planning Authority.
6. To re-assess Welsh-language impact policies as soon as the 2021 Census data is available.
7. To recognise the need for Welsh Government to explore new approaches to planning in rural areas in order to enable local Welsh Language Strategies to be implemented and to enable CYMRAEG 2050 to be a realistic possibility.

Response:

The LDP recognises the whole county as an area of linguistic sensitivity and the policies within it seek to maximise opportunities for the Welsh language to thrive and allow appropriate small scale development in rural communities as well as opportunities to deliver housing specifically for local need and to meet affordable housing need. Further evidence has been produced in support of the Plan which considers the 2021 Census data.

Action:

No action.

5903

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Cllr. Ken Howell

Summary:**Observations:**

- Cyngor Sir Gâr's Notice of Motion identifies the whole county as an area of linguistic sensitivity and as such should be recognised as a positive material consideration in rural areas.
- In reality, the Plan does not acknowledge the importance of small rural communities in its safeguarding and enhancement of the Welsh Language. Many of our rural villages are the strongholds of first-language Welsh-speakers and form the foundation of Welsh language and culture throughout the county. Welsh speakers are concentrated in these areas, but the ability of young families to live and work within these communities is limited by the Plan and other regulatory factors.
- The Plan addresses two aspects of Welsh-language safeguarding:
 - a) It requires assessments on the impact of developments on the Welsh language;
 - b) It provides for activities, facilities and education which promote the Welsh language;
- The Plan does not provide for sensitive development within the small community strongholds of the language. Welsh-speakers who cannot build or buy within their villages, or in the surrounding areas, cannot support the language in their native communities.
- Local people may have access to land which would reduce costs and make the building of their own home viable. Proportionate development on private land should be made possible where appropriate.
- Rural Welsh-language villages need proactive policies to offer accommodation in the community – both to young families in need of Affordable Housing and to those requiring market housing.
- Assessments of the likely effects of the LDP on the Welsh language will depend on the detail available and be data-led.
- Pre-planning Welsh-language Assessments are appropriate for larger developments in service centres and towns, however, external assessments do not evidence the actual prosperity of the language in small villages and communities.
- Welsh-language impact assessments are commissioned by the applicant and may not always be independent.
- A reversal of thought is required so that the needs of the Welsh language influences the LDP rather than the LDP attempting to react to perceived needs.
- The data on Welsh-speakers in Carmarthenshire has not yet been based on the 2021 Census and is out of date.
- There is very little planning guidance attached to the Welsh Government policy to achieve one million Welsh speakers by 2050.
- While the CYMRAEG 2050 policy calls for strengthening the relationship between language planning and land use planning, Welsh Government's own planning policies make this impossible.

CONSIDERATIONS:

1. To recognise the Linguistic Sensitivity of the whole county and the potential of rural communities to increase the number of Welsh-speakers if supported proactively through the LDP.
2. To move from assessing impact to providing positive measures to develop Welsh-language strongholds.
3. To acknowledge that strict controls on market housing in rural areas harms Welsh-language communities.
4. Where development is evidenced through local need, to balance the potential visual harm to rural areas against the potential benefit to language and culture.
5. To provide a body to conduct Welsh-language impact assessments which is independent of the applicant and the Local Planning Authority.
6. To re-assess Welsh-language impact policies as soon as the 2021 Census data is available.
7. To recognise the need for Welsh Government to explore new approaches to planning in rural areas in order to enable local Welsh Language Strategies to be implemented and to enable CYMRAEG 2050 to be a realistic possibility.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

Yn gofyn am asesiad effaith ieithyddol o'r ail Gynllun Adneuol.

Seeking a linguistic impact assessment of the Second Deposit Plan.

Summary of representation changes to plan:

Cyhoeddi asesiad effaith ieithyddol ar gyfer yr ail gynllun adneuol.

Publish a linguistic impact assessment for the second deposit Plan.

Response:

Fe wnaeth y Cyngor cyhoeddi Asesiad o Effaith yr Ail Fersiwn Adneuo Drafft o Gynulln Datblygu Lleol Diwygiedig Sir Gaerfyrddin ar y Gymraeg (Rhagfyr 2022). Mae diweddariad i'r tystiolaeth wedi ei paratoi ers hynny.

The Council published the Revised Carmarthenshire Local Development Plan Draft Second Deposit Welsh Language Impact Assessment (December 2022). An update to the evidence has since been prepared.

Action:

Dim gweithred.

No action.

5922

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Er bod "Asesiad Effaith ar yr Iaith Gymraeg, Rhagfyr 2019" bellach wedi ei gyhoeddi ymddengys nad yw Asesiad o Effaith CDLI diwygiedig Adneuo Drafft Sir Gaerfyrddin ar y Gymraeg, 2023, ar gael.

Dyma fyddai'r dystiolaeth fwyaf perthnasol o ran y Gymraeg.

Although a "Welsh Language Impact Assessment, December 2019" has now been published it appears that Carmarthenshire's Draft Deposit Revised LDP - Welsh Language Impact Assessment, 2023, is not available. This would be the most relevant evidence regarding the Welsh language

Change suggested by respondent:

Cyhoeddi Asesiad o Effaith CDLI diwygiedig Adneuo Drafft Sir Gaerfyrddin ar y Gymraeg, 2023

Publish Carmarthenshire's Draft Deposit Revised LDP - Welsh Language Impact Assessment, 2023,

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Object

Summary of representations:

Mae geiriad polisi SP8 yn achos pryder:

"Ni fydd cynigion datblygu sy'n cael effaith anfanteisiol ar fywiogrwydd a hyfywedd y Gymraeg a diwylliant Cymru'n cael eu caniatáu oni bai y gellir lliniaru'r effaith."

Trwy fynnu mesurau lliniaru mae cydnabod bod effaith negyddol i'r Gymraeg, ac yn unol â'u diffiniad, nid atal effaith negyddol fydd unrhyw fesurau lliniaru ond lleihau'r effaith hynny.

The wording of policy SP8 is a cause for concern:

"Development proposals which have a detrimental impact on the vitality and viability of the Welsh language and culture will not be permitted unless the impact can be mitigated."

By requiring mitigation measures it is recognised that there is a negative impact on the Welsh language, and according to their definition, any mitigation measures will not prevent a negative impact but rather minimise that impact.

Summary of representation changes to plan:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Response:

Pwrpas mesurau lliniaru yw i amddiffyn yr iaith Gymraeg rhag effeithiau niwedidiol datblygiad. Gellir rhoi ystyriaeth pellach i'r mater yn ystod yr archwiliad.

The purpose of mitigation measures is to protect the Welsh language from harmful effects of development. Further consideration can be given to the matter at examination.

Action:

Dim gweithred.

No action.

5923

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture**Respondent:** Rhanbarth Sir Gâr Cymdeithas yr Iaith**Summary:**

Mae geiriad polisi SP8 yn achos pryder:

“Ni fydd cynigion datblygu sy'n cael effaith anfanteisiol ar fywiogrwydd a hyfywedd y Gymraeg a diwylliant Cymru'n cael eu caniatáu oni bai y gellir lliniaru'r effaith.”

Trwy fynnu mesurau lliniaru mae cydnabod bod effaith negyddol i'r Gymraeg, ac yn unol â'u diffiniad, nid atal effaith negyddol fydd unrhyw fesurau lliniaru ond lleihau'r effaith hynny.

—
The wording of policy SP8 is a cause for concern:

"Development proposals which have a detrimental impact on the vitality and viability of the Welsh language and culture will not be permitted unless the impact can be mitigated."

By requiring mitigation measures it is recognised that there is a negative impact on the Welsh language, and according to their definition, any mitigation measures will not prevent a negative impact but rather minimise that impact.

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

—
No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Strategic Policy – SP 8: Welsh Language and Culture, 11.173

Support

Summary of representations:

Cefnogaeth am ddynodi'r sir gyfan yn ardal o sensitifrwydd ieithyddol.

Support for denoting the whole county as an area of linguistics sensitivity.

Summary of representation changes to plan:

Dim newid wedi cynnig.

No change proposed

Response:

Yn croesawi'r cefnogaeth.

Support is welcomed.

Action:

Dim gweithred.

No action.

5924

Support

Document Element: Strategic Policy – SP 8: Welsh Language and Culture, 11.173

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Mae Cymdeithas yr Iaith yn croesawu penderfyniad y Cyngor Sir i ddynodi'r sir gyfan yn ardal yn ieithyddol sensitif eto ond mae angen i'r Cynllun adlewyrchu mor fregus yw'r cymunedau hynny, trwy seilio'r Cynllun ar angen am dai.

Cymdeithas yr Iaith welcomes the County Council's decision to designate the whole county as a linguistically sensitive area again but the Plan needs to reflect the vulnerability of those communities, by basing the Plan on housing need.

Change suggested by respondent:

Mae angen i'r Cynllun adlewyrchu mor fregus yw'r cymunedau hynny, trwy seilio'r Cynllun ar angen am dai.

The Plan needs to reflect the vulnerability of those communities, by basing the Plan on housing need.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Strategic Policy – SP 8: Welsh Language and Culture, 11.174

Support

Summary of representations:

- Cefnogaeth am ddynodi'r sir gyfan yn ardal o sensitifrwydd ieithyddol.
- Support for denoting the whole county as an area of linguistic sensitivity.

Summary of representation changes to plan:

- Dim newid wedi cynnig.
- No change proposed

Response:

- Yn croesawi'r cefnogaeth.
- Support is welcomed.

Action:

- Dim gweithred.
- No action.

5867

Support

Document Element: Strategic Policy – SP 8: Welsh Language and Culture, 11.174**Respondent:** Dyfodol**Summary:**

- Cefnogaeth i ddynodi'r Sir gyfan fel ardal ieithyddol sensitif.
-
- Support for denoting entire County as linguistic sensitive area.

Change suggested by respondent:

- Dim newid.
-
- No change.

Attachments:

- Comments (English) - <https://carmarthenshire.oc2.uk/a/5th>
- Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5c3>
- Comments - redacted - <https://carmarthenshire.oc2.uk/a/5c4>
- Comments ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c5>
- Presentation - redacted - <https://carmarthenshire.oc2.uk/a/5c6>
- Presentation ENG - redacted - <https://carmarthenshire.oc2.uk/a/5c7>

Support

Summary of representations:

Cefnogaeth am amcanion cyffredinol paragraff 11.174.

Supports the overall objectives of paragraph 11.174.

Summary of representation changes to plan:

Dim newid wedi cynnig.

No change proposed

Response:

Yn croesawi'r cefnogaeth.

Support is welcomed.

Action:

Dim gweithred.

No action.

5926

Support

Document Element: Strategic Policy – SP 8: Welsh Language and Culture, 11.174

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Tra yn cytuno ag amcan cymal 11.174 i greu swyddi a chyfleoedd er mwyn galluogi pobl i aros yn y sir anghytunwn bod y twf sy'n cael ei gynllunio yn "gynaliadwy" ac y bydd y Cynllun yn "cynyddu i'r eithaf y cyfleoedd i siaradwyr di-Gymraeg sy'n symud i mewn i'r Sir gael eu hintegreiddio i fywyd cymunedol ar raddfa a chyflymder na fydd yn tanseilio bywiogrwydd a hyfywedd y Gymraeg a diwylliant Cymru."

Whilst agreeing with the objective of para 11.174 to create jobs and opportunities to enable people to stay in the county, we disagree that the growth being planned is "sustainable" and that the Plan will "maximise opportunities for non-Welsh speakers who move to the County to be integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture."

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Object

Summary of representations:

Gwrthwynebu i baragraff 11.174 yn nodi eu bod yn anghytuno bydd bydd y Cynllun yn "cynyddu i'r eithaf y cyfleoedd i siaradwyr di-Gymraeg sy'n symud i mewn i'r Sir gael eu hintegreiddio i fywyd cymunedol ar raddfa a chyflymder na fydd yn tanseilio bywiogrwydd a hyfywedd y Gymraeg a diwylliant Cymru."

Object to paragraph 11.174 noting that they disagree that the Plan will "maximise opportunities for non-Welsh speakers who move to the County to be integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture."

Summary of representation changes to plan:

Dim newid wedi nodi

No change specified

Response:

Mae polisi SP8 a WL1 yn amlinellu canllaw ar sut gall mesurau cael eu gweithredu i arwain datblygu cynaliadwy ac yn gofyn am wybodaeth bellach yn sgil cais o dan amgylchiadau penodol er mwyn galluogi ystyriaeth bellach o effeithiau datblygiad arfaethedig. Bydd hyn yn cael ei gefnogi gan Ganllaw Cynllunio Atodol.

Policy SP8 and WL1 outline guidance on how measures can be implemented to guide sustainable development and requires further information to be submitted with an application under certain circumstances to enable further consideration of the impacts of proposed development. This will be supported by SPG.

Action:

Dim gweithred.

No action.

5925

Object

Document Element: Strategic Policy – SP 8: Welsh Language and Culture, 11.174

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Tra yn cytuno ag amcan cymal 11.174 i greu swyddi a chyfleoedd er mwyn galluogi pobl i aros yn y sir anghytunwn bod y twf sy'n cael ei gynllunio yn "gynaliadwy" ac y bydd y Cynllun yn "cynyddu i'r eithaf y cyfleoedd i siaradwyr di-Gymraeg sy'n symud i mewn i'r Sir gael eu hintegreiddio i fywyd cymunedol ar raddfa a chyflymder na fydd yn tanseilio bywiogrwydd a hyfywedd y Gymraeg a diwylliant Cymru."

Whilst agreeing with the objective of para 11.174 to create jobs and opportunities to enable people to stay in the county, we disagree that the growth being planned is "sustainable" and that the Plan will "maximise opportunities for non-Welsh speakers who move to the County to be integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture."

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Strategic Policy – SP 8: Welsh Language and Culture, 11.176**Object****Summary of representations:**

Gwrthwynebu i baragraff 11.176 gan nad yw'n cyfynd â pharagraff 11.174.

Objection to paragraph 11.176 as it does not accord with paragraph 11.174.

Summary of representation changes to plan:

Dim newid wedi cynnig.

No change proposed

Response:

Mae amcanion y ddau baragraff yn gydnaws.

The objectives of both paragraphs are compatible.

Action:

Dim gweithred.

No action.

5927**Object**

Document Element: Strategic Policy – SP 8: Welsh Language and Culture, 11.176

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Pryderwn bod cymal 11.176 yn nodi y bydd:

"ceisio sicrhau bod datblygu'n mynd rhagddo ar raddfa y gellir ei derbyn a'i chymhathu heb niweidio cymeriad y gymuned."

Mae "ceisio sicrhau" yn groes i'r egwyddor yng nghymal 11.174 y bydd integreiddio ar raddfa gynaliadwy.

We are concerned that para 11.176 states that:

"...will seek to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of the community."

"Seeking to ensure" is contrary to the principle in clause 11.174 that integration will be on a sustainable scale.

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

WL1: Welsh Language and New Developments

Support

Summary of representations:

Support for policy WL1.

Summary of representation changes to plan:

No change proposed.

Response:

Support is welcomed.

Action:

No action.

5528

Support

Document Element: WL1: Welsh Language and New Developments

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Environment

Both Plans seek to ensure that their Plan areas natural and historic environment and landscape will be protected from inappropriate development and, where possible, enhanced.

The Welsh language which continues to be an important component in the social, cultural and economic life of many communities will be protected and supported by managing development sensitively in areas where it has a significant role in the community.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

The HBF are not clear on what is meant by 'Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence'. In particular how would a site which is allocated in the plan not address evidence of need and demand for housing? Further windfall sites are generally within the settlement

All windfall sites are unanticipated by their very nature and what is the size threshold for 'large scale housing development'.

Summary of representation changes to plan:

Amended wording of the policy to make requirement clearer.

Response:

The production of SPG will provide additional clarity and guidance, however, further consideration can be given to the matter during the examination.

Action:

No action.

4789

Object

Document Element: WL1: Welsh Language and New Developments

Respondent: The Home Builders Federation

Summary:

The HBF are not clear on what is meant by 'Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence'. In particular how would a site which is allocated in the plan not address evidence of need and demand for housing? Further windfall sites are generally within the settlement

All windfall sites are unanticipated by their very nature and what is the size threshold for 'large scale housing development'.

Change suggested by respondent:

Amended wording of the policy to make requirement clearer.

Attachments: None

Object

Summary of representations:

Yn gofyn am asesiad ieithyddol yn sgil datblygiadau am 5 o dai neu fwy o dan bolisi HOM1 a HOM3.

Requests a linguistic impact assessment for each development of 5 dwellings or more under policy HOM1 and HOM3.

Summary of representation changes to plan:

Gofyniad am asesiadau effaith ieithyddol fel y nodir.

A requirement for linguistic impact assessments as noted.

Response:

Mae hyn yn mater i'w hystyried trwy polisi cenedlaethol gan nad yw dogfen TAN20 yn galluogi'r gofyniad am asesiad effaith ieithyddol o dan yr amodau a nodir.

This is a matter to consider through national policy as TAN20 does not enable the requirement for a linguistic impact assessment under the circumstances noted.

Action:

Dim gweithred.

No action.

5773

Object

Document Element: WL1: Welsh Language and New Developments

Respondent: Cllr. Meinir James

Summary:

Er mwyn sicrhau bod ein cymunedau yn leoliadau "lle mae'r Gymraeg yn ffynnu", rhaid cael Asesiad o'r Effaith ar y Gymraeg ar gyfer pob datblygiad o 5 tŷ neu fwy yn yr 2il CDLI gan gynnwys y dyraniadau tai sydd ym mholisiau HOM1 a HOM3. Mae pob datblygiad yn mynd i effeithio ar y Gymraeg yn y gymuned.

Nid yw Cynllun Gweithredu Iaith yn ddigonol ar gyfer y datblygiadau hyn nag unrhyw ddatblygiad o fewn y Sir, i sicrhau parhad a thwf y Gymraeg yn iaith hyfyw yn ein cymunedau. Mae angen Asesiad Effaith ar y Gymraeg a wneir yn annibynnol ac allanol ar raddfa a lefel sydd ar gyfer unrhyw asesiad arall e.e. priffyrdd, NRW, cadwraeth. Rhaid i'r Asesiad Effaith ar y Gymraeg gael ei drin a'i drafod hefyd ar yr un statws a'r asesiadau statudol eraill. Mae pwysigrwydd y Gymraeg yng nghymunedau'r Sir yn haeddu'r ystyriaethau ar y lefel hyn er mwyn cyrraedd y nodau a osodir yn neddfwriaethau Llywodraeth Cymru ac yn amcanion a nodau Cyngor Sir Gaerfyrddin a osodir yn Amcanion Llesiant Sir Gaerfyrddin a Strategaeth y Gymraeg.

Mae angen bod yn rhagweithiol i weld y cynnydd yn y Gymraeg a ddymunwn er lles ein cymunedau.

—
To ensure that our communities are locations "of thriving Welsh language", a Welsh Language Impact Assessment must be held for all developments of 5 or more houses in the 2nd LDP including the housing allocations included in the HOM1 and HOM3 policies. Every development is going to impact the Welsh language in the community.

The Language Action Plan is not sufficient for these developments or any development within the County, to ensure the continuity and growth of Welsh as a viable language in our communities. A Welsh Language Impact Assessment is required which is undertaken independently and externally at a similar scale and level as would be for any other assessment e.g. highways, NRW, conservation. The Welsh Language Impact Assessment must also be dealt with and discussed with the same status as the other statutory assessments. The importance of the Welsh language in the County's communities deserves to be considered at this level in order to reach the goals set out in Welsh Government legislations and in Carmarthenshire County Council's objectives and aims set out in Carmarthenshire's Wellbeing Objectives and the Welsh Language Strategy.

We need to be proactive to see the increase in the Welsh language that we desire for the benefit of our communities.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

—
As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

Object

Summary of representations:

Gwrthwynebu i baragraff 11.179 sy'n cyfeirio at ddefnyddio mesurau lliniaru.

Objection to paragraph 11.179 which refers to the use of mitigation measures.

Summary of representation changes to plan:

Dim newid wedi cynnig.

No change proposed.

Response:

Credir bod y gwrthwynebiad yn ymwneud â'r defnydd o fesurau lliniaru sy'n cael eu hystyried yn anghydnaws â'r nod cyffredinol i ddiogelu, hyrwyddo a gwella'r iaith Gymraeg. Ond gall fesurau lliniaru cael eu defnyddio i amddiffyn yr iaith rhag effeithiau datblygiadau.

It is believed that the objection relates to the use of mitigation measures which are not considered compatible with the overall aim to safeguard, promote and enhance the Welsh language. However, mitigation measures can be used to protect the Welsh language from the impacts of development.

Action:

Dim gweithred.

No action.

5928

Object

Document Element: WL1: Welsh Language and New Developments

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Mae'n galonogol bod y polisi ei hun yn glir mai bwriad y Cynllun Gweithredu Iaith Gymraeg fyddai nodi mesurau "i ddiogelu, hyrwyddo a gwella'r Gymraeg", ond mae cymal 11.179 yn cyfeirio at "fesurau lliniaru" Cynllun Gweithredu, sy'n awgrym mai mesurau lliniaru sydd mewn golwg mewn gwirionedd.

Yn ogystal, nodwn eto bod Strategaeth Hybu'r Gymraeg y cyngor yn gosod nod o wneud y Gymraeg yn brif iaith y sir, ac nad yw polisi WL1 yn cyd-fynd â hynny.

It is encouraging that the policy itself is clear that the intention of the Welsh Language Action Plan would be to set out measures "to safeguard, promote and enhance the Welsh language", but para 11.179 refers to the Action Plan's "mitigation measures", which suggests that it is mitigation measures that are actually in mind.

Additionally, we also note that the Council's Welsh Language Action plan sets the target of making Welsh the main language within the County, and policy WL1 doesn't align with this.

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Object

Summary of representations:

Yn nodi nad yw'r polisi'n eglur ac yn nodi dylai'r iaith Gymraeg fod yn ystyriaeth yn y profion cadernid.

Notes that the policy is not clear and that the Welsh language should be a consideration in the tests of soundness.

Summary of representation changes to plan:

Dylid defnyddio ffigyrau penodol i ddiffinio datblygiad ar raddfa fawr a cynnwys yr iaith Gymraeg yn y profion cadernid.

Specific figures should be used to define development of large scale and the Welsh language should be included within the tests of soundness.

Response:

Bydd y Canllaw Cynllunio Atodol ar yr iaith Gymraeg yn rhoi gwybodaeth pellach ynghylch y polisi. Gellir rhoi ystyriaeth pellach i hyn yn ystod yr archwiliad.

Y mae'r profion cadernid yn mater i'w hystyried tu allan i'r archwiliad.

The SPG on the Welsh language will provide additional information on the policy. Further consideration can be given to the matter during the examination.

The tests of soundness is a matter to be considered outside of the examination.

Action:

Dim gweithred.

No action.

5931

Object

Document Element: WL1: Welsh Language and New Developments**Respondent:** Rhanbarth Sir Gâr Cymdeithas yr Iaith**Summary:**

Dydy hi ddim yn glir beth fyddai'n cael ei ystyried yn ddatblygiad ar "raddfa fawr" ac a fyddai'n gymwys i baratoi Asesiad o'r Effaith ar y Gymraeg.

Credwn bod angen ffigyrau penodol yn yr achos yma, a nodi canran ychwanegol o dai yn achos datblygiad tai neu ganran o weithwyr a phoblogaeth yn achos datblygiadau cyflogaeth.

Nid oes unrhyw sôn o gwbl am y Gymraeg yn y Profion Cadernid. Os mai nod y Cynllun yw "hyrwyddo'r Gymraeg a'i diwylliant" oni ddylai hynny fod yn rhan o Brofion Cadernid?

It is unclear what would be considered a "large-scale" development and whether it would qualify to prepare a Welsh Language Impact Assessment.

We believe that specific figures are needed in this case, and that an additional percentage of housing is identified in the case of a housing development or a percentage of employees and population in the case of employment developments.

There is absolutely no mention of Welsh in the Tests of Soundness. If the aim of the Plan is to "promote the Welsh language and its culture" shouldn't that be part of Tests of Soundness?

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

WL1: Welsh Language and New Developments, 11.178**Support****Summary of representations:**

Yn cefnogi bod polisi WL1 yn rhoi disgwyliadau bod Cynllun Gweithredu Iaith Gymraeg yn dangos bod y datblygiad yn cyfrannu'n gadarnhaol i grwpiau iaith Gymraeg yn yr ardal.

Support that policy WL1 sets expectations for the Welsh Language Action Plan to show that the development contributes positively to Welsh language groups in the area.

Summary of representation changes to plan:

Dim newid wedi cynnig.

No change proposed.

Response:

Yn croesawi'r cefnogaeth.

Support is welcomed.

Action:

Dim gweithred.

No action.

5930**Support**

Document Element: WL1: Welsh Language and New Developments, 11.178

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Mae'n galonogol hefyd bod y polisi yn rhoi disgwyliadau bod Cynllun Gweithredu Iaith Gymraeg yn dangos bod y datblygiad yn cyfrannu'n gadarnhaol i grwpiau iaith Gymraeg yn yr ardal.

It is also encouraging that the policy sets expectations for the Welsh Language Action Plan to show that the development contributes positively to Welsh language groups in the area.

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

WL1: Welsh Language and New Developments, 11.179

Object

Summary of representations:

Gwrthwynebu i baragraff 11.179 sy'n cyfeirio at ddefnyddio mesurau lliniaru.

Objection to paragraph 11.179 which refers to the use of mitigation measures.

Summary of representation changes to plan:

Dim newid wedi cynnig.

No change proposed.

Response:

Credir bod y gwrthwynebiad yn ymwneud â'r defnydd o fesurau lliniaru sy'n cael eu hystyried yn anghydnaws â'r nod cyffredinol i ddiogelu, hyrwyddo a gwella'r iaith Gymraeg. Ond gall fesurau lliniaru cael eu defnyddio i amddiffyn yr iaith rhag effeithiau datblygiadau.

It is believed that the objection relates to the use of mitigation measures which are not considered compatible with the overall aim to safeguard, promote and enhance the Welsh language. However, mitigation measures can be used to protect the Welsh language from the impacts of development.

Action:

Dim gweithred.

No action.

5929

Object

Document Element: WL1: Welsh Language and New Developments, 11.179

Respondent: Rhanbarth Sir Gâr Cymdeithas yr Iaith

Summary:

Mae'n galonogol bod y polisi ei hun yn glir mai bwriad y Cynllun Gweithredu Iaith Gymraeg fyddai nodi mesurau "i ddiogelu, hyrwyddo a gwella'r Gymraeg", ond mae cymal 11.179 yn cyfeirio at "fesurau lliniaru" Cynllun Gweithredu, sy'n awgrym mai mesurau lliniaru sydd mewn golwg mewn gwirionedd.

Yn ogystal, nodwn eto bod Strategaeth Hybu'r Gymraeg y cyngor yn gosod nod o wneud y Gymraeg yn brif iaith y sir, ac nad yw polisi WL1 yn cyd-fynd â hynny.

It is encouraging that the policy itself is clear that the intention of the Welsh Language Action Plan would be to set out measures "to safeguard, promote and enhance the Welsh language", but para 11.179 refers to the Action Plan's "mitigation measures", which suggests that it is mitigation measures that are actually in mind.

Additionally, we also note that the Council's Welsh Language Action plan sets the target of making Welsh the main language within the County, and policy WL1 doesn't align with this.

Change suggested by respondent:

Nid oes unrhyw newid wedi'i nodi.

No change specified.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/53h>

Representation ENG - <https://carmarthenshire.oc2.uk/a/53x>

Strategic Policy – SP 9: Infrastructure

Support

Summary of representations:

The provisions of Policy SP9 are welcomed, general comments are provided about the work of Dwr Cymru.

Summary of representation changes to plan:

No change specified.

Response:

Support is welcomed, and the comments noted.

Action:

No action.

5595

Support

Document Element: Strategic Policy – SP 9: Infrastructure

Respondent: Dwr Cymru/Welsh Water

Summary:

SP9: Infrastructure The availability or capacity of infrastructure is key in determining a settlement's sustainability as such we welcome the provisions of this policy in requiring development to ensure sufficient capacity is available or if not, that suitable arrangements are in place to provide the necessary capacity.

With specific regard to water and sewerage infrastructure, where there is insufficient capacity and where no reinforcement works are programmed within the respective AMP Capital Investment Programme, the requisition provisions can be entered into for water and sewerage network infrastructure. The requisition provisions do not apply to wastewater treatment works (WwTW) and planning obligations, or a commercial agreement, may be necessary.

We welcome the reference in the supporting text to Drainage and Wastewater Management Plans (DWMPs). Welsh Water is embarking on the preparation of developing Drainage and Wastewater Management Plans (DWMP) which Welsh Government may be minded making statutory in due course. Growth information is built into our DWMP and forms an important element of our planning which aims to understand how we will continue to deliver effective sewerage services and manage the proactive development of natural flood management for a growing population in the face of climate change and other challenges.

Critically the DWMP considers the impact of changing population on our assets and the subsequent effect to customers and on the environment. As such we believe that the DWMPs will play a role in delivering a holistic, prioritised approach to the management of our drainage and sewerage network in the years ahead, and will complement other planning documents including LDPs, the NDF, and SDPs. To maximise the potential benefits, we are continuing to work closely with our stakeholders and LPAs in the continued development of our DWMP.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

INF1: Planning Obligations

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments noted.

Action:

No action

5596

Support

Document Element: INF1: Planning Obligations

Respondent: Dwr Cymru/Welsh Water

Summary:

INF1: Planning Obligations Where there is insufficient infrastructure capacity available to accommodate a site and development wishes to connect in advance of any AMP capital investment, planning obligations or a commercial agreement are the most appropriate way in ensuring delivery of necessary supporting infrastructure.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Can consideration be given to updating the categories included for S106 requirements for a Social Care contribution to be levied as part of agreement consideration

Summary of representation changes to plan:

No change to the Plan.

Response:

Noted. Consideration will need to be given to ensure any Section 106 are necessary, reasonable and directly related to the development.

Consideration should be given to a Planning Obligation SPG which will be adopted in line with the Revised LDP

Action:

No action.

5485**Object****Document Element:** INF1: Planning Obligations**Respondent:** Llanelli Town Council**Summary:**

Can consideration be given to updating the categories included for S106 requirements for a Social Care contribution to be levied as part of agreement consideration

Change suggested by respondent:

Add criteria to Policy

Attachments: None**Object****Summary of representations:**

Seeks amendments to Policy INF1 and merge it with the Infrastructure Policy.

Summary of representation changes to plan:

Merge Policies on Planning Obligations and Infrastructure and amend the wording of Policy INF1 Planning Obligations to say that the applicant will be required to meet 'reasonable' costs.

Response:

The additional text supporting Policy SP9 Infrastructure signposts the reader to Policy INF1 Planning Obligations and so it is considered clear that the two policies are related. However, given that planning obligations will not always be relevant to matters relating to infrastructure there is merit in maintaining two distinct policies for clarity.

The inclusion of the word 'reasonable' within the policy can be further discussed at examination.

Action:

No action.

4788**Object****Document Element:** INF1: Planning Obligations**Respondent:** The Home Builders Federation**Summary:**

HBF consider having both an Infrastructure and S106 policy is confusing and is unnecessary duplication.

The wording of the policy should be amended to say - the applicant will be required to meet the 'reasonable' costs.

Change suggested by respondent:

The two policies should be combined into one policy.

Attachments: None

INF2: Healthy Communities

Object

Summary of representations:

Objection to the HIA being triggered by the 'major development' threshold, as set out in the summary below.

Summary of representation changes to plan:

The requirement for a HIA should be triggered by developments of 50 units or more.

Response:

The major development threshold decided by the Council in respect of Health Impact Assessments, and included within Policy INF2, is considered sound and robust. Matter to be further considered at examination.

Action:

No Action.

4786

Object

Document Element: INF2: Healthy Communities

Respondent: The Home Builders Federation

Summary:

The suggestion that a HIA be triggered by the 'major development' threshold is considered unreasonable . It is considered far too low and will put an additional burden on small developers, creating additional cost and delay in bringing forward development. Further the supporting text talks within the HIA Sequential Checklist about deciding on the type of assessment, although no clarification is provided on the different types.

Change suggested by respondent:

The requirement for a HIA should be triggered by developments of 50 units or more.

Clarification should be provided on the different types of assessments.

Attachments: None

INF3: Broadband and Telecommunications

Object

Summary of representations:

The requirements for new development to be served by high speed broad band are unnecessary as this is covered by Building Regulations, so is repeating other existing policy requirements.

Summary of representation changes to plan:

Change the policy wording.

Response:

Disagree, PPW Edition 12 para 5.2.23 specifically states "Planning authorities in urban and rural areas should include policies in their development plans to address the need for broadband infrastructure and its improvement or replacement."

Action:

No action.

4785

Object

Document Element: INF3: Broadband and Telecommunications

Respondent: The Home Builders Federation

Summary:

The requirements for new development to be served by high speed broad band are unnecessary as this is covered by Building Regulations, so is repeating other existing policy requirements.

Change suggested by respondent:

Remove unnecessary wording from the policy.

Attachments: None

INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal

Support

Summary of representations:

The respondents support the inclusion of the policy. The respondents consultation responses are summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action.

5597

Support

Document Element: INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal

Respondent: Dwr Cymru/Welsh Water

Summary:

INF4: Llanelli Wastewater Treatment Surface Water Disposal We are supportive of the provisions of this policy and the supporting text; moreover, we are pleased to note that the matter has been given its own specific policy. We have also prepared a consultation response to the Burry Inlet SPG which provides further detail on this matter.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

5734

Support

Document Element: INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal

Respondent: Natural Resources Wales

Summary:

INF4: Llanelli Waste Water Treatment Surface Water Disposal

We support the inclusion of this policy and the supporting Burry Inlet SPG. As you know there has been a long-established partnership approach to dealing with concerns on the risk of deterioration of water quality on the Carmarthen Bay and Estuaries European Marine Site.

Paragraph 11.203 states that Dwr Cymru Welsh Water (DCWW) have confirmed that there is sufficient capacity within Llanelli Waste Water Treatment Works to deliver the Plan's identified growth without breaching their permit requirements.

We acknowledge that in addition to the implementation of the requirements of the Memorandum of Understanding on new developments, several improvement schemes have also been undertaken within the catchment since it was introduced.

We are satisfied that if DCWW have confirmed the above in writing, the Policy, with its requirements for surface water removal by the major developments, should ensure that the identified growth will cause no detriment to water quality from the generation of foul flows.

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal, 11.208**Support****Summary of representations:**

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the plan

Response:

Comments welcomed

Action:

No action.

5735**Support**

Document Element: INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal, 11.208

Respondent: Natural Resources Wales

Summary:

11.208 Subject to the above we are satisfied that the policy and Burry Inlet SPG supersede the requirements of the Memorandum of Understanding.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

INF5: Rural Allocations outside Public Sewerage System Catchments

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend Policy

Response:

Regard should be had to the emerging nature of this impact pathway, the associated development in scientific understanding, and the subsequent advent of mitigative solutions and relevant guidance – factors which do not align well with the development plan process. As clarified within the HRA 2nd Addendum (Ref 61, Appendix A), the recommendations made in paragraph 4.2.11 were in the interest of specificity, and are not considered to impact the soundness of the plan whether subsequently heeded (or not)."

This matter will be further considered during examination.

Action:

No action

5736

Object

Document Element: INF5: Rural Allocations outside Public Sewerage System Catchments

Respondent: Natural Resources Wales

Summary:

We welcome the requirement for sites of five or more dwellings in settlements where there is no connection to the public sewer to be served by a single private treatment system. This will prevent proliferation of small private treatment systems in rural areas and reduce risk of system failure if appropriate management controls are in place.

However, Paragraph 4.2.11 of the HRA Addendum Report (February 2023) advises this policy should be amended by '...directly referencing in the policy wording that 'such infrastructure will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of phosphorus sensitive riverine SACs'.

Despite this recommendation, no change has been made to the policy and there is no explanation given for this.

Change suggested by respondent:

Amend Policy

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 10: Gypsy and Traveller Provision

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change highlighted.

Response:

Noted. The Council submitted the updated Gypsy and Traveller Accommodation Needs Assessment to the Welsh Government at the start of 2020, and we currently await a decision on its content. An updated GTANA was to be undertaken in the Summer of 2024, however the Welsh Government are changing their methodology which has delayed the Council's timetable. Further consideration can be given to the matter at examination.

With regard to the allocation of the land at Penybryn, the site has been subject to full consideration through the site assessment methodology, with further flooding evidence presented within the evidence base.

Action:

No action

5556

Object

Document Element: Strategic Policy – SP 10: Gypsy and Traveller Provision

Respondent: Welsh Government

Summary:

Category B Gypsy and Traveller Provision

The 2019 Gypsy and Traveller Assessment states that the current immediate unmet need (by 2024) is 23 pitches with further need for an additional 8 pitches by 2033. In addition, there is a need for 4 additional Travelling Show People pitches by 2023.

Policy SP10 allocates two sites for residential need. It is unclear how many pitches are allocated on each site, or the timescales for delivery. It is unclear whether the Council has met the need for Gypsy and Travellers over the plan period. The Council must comply with PPW (4.2.3) and Circular 005/2018 (paras 35 and 36) and the presentational requirements within the DPM para 5.80 – 5.82 and Table 23). In addition, the DPM (5.83-5.85) explains the importance of allocating suitable and deliverable sites. The site assessment background paper explains that the proposed allocation at Penyfan has potential issues relating to land assembly and ownership, viability and flooding issues relating to the potential access. There is also a lack of information in relation to the delivery and suitability within the evidence base regarding the proposed allocation at Penybryn. All sites need to be demonstrated to be deliverable with no outstanding objections from the relevant statutory body(s) in order to be suitable and deliverable. (Category B objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

PrC2/GT1

Object

Summary of representations:

Objections includes,

Highway and access issues, impact on social cohesion, ecology and biodiversity impact, visual impact, public safety, flooding and noise pollution amongst others. Individual summaries for all the representations can be seen below.

Summary of representation changes to plan:

Remove the site from the Plan

Response:

Disagree, the allocation of the site within the LDP has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared. Further evidential work will be submitted as part of the submission documents to inform the examination

Action:

No action.

4662

Object

Document Element: PrC2/GT1

Respondent: Ms Cari Evans

Summary:

Building a gypsy campsite near Trostre will have a negative affect on its shopping centre and local communities. No information given by the council about this plan. Shame on you Carmarthenshire county council. You have hides this planning.

What about the wildlife that live in the area proposed? We have many foxes, birds and hedgehogs in the area which will be disturbed and will moce further up into residential areas.

How is this area even proposed initially?

Change suggested by respondent:

Build elsewhere. No proposed images of site planning given, just area proposal.

Attachments: None

4664

Object

Document Element: PrC2/GT1

Respondent: Mrs Sophie Chapron

Summary:

The Tyisha area is an up and coming area. Having this plan go ahead would severely damage the reputation of the Tyisha/penyfan area. There are many ill and elderly residents in the area that I feel will upset them also.

Change suggested by respondent:

The whole plan is a very bad idea and needs to be scrapped. If the plan goes ahead the residents of penyfan and Tyisha will suffer greatly due to things like. Cost of insurance going up crime rate going up and safety issues

Attachments: None

4665

Object

Document Element: PrC2/GT1**Respondent:** Mr Rob Rees**Summary:**

I object to the proposal of placing a gypsy traveller site in Penyfan quarry on the following grounds;

1. The site is a natural habitat for wildlife and should be left undisturbed.
2. The council do not own all of the land and would have to purchase 'recreational ground' from a third party. This is not a good use of council tax payers money.
3. The access to the site is totally unsuitable as Trostre Road is already far too busy. The access road would also be far too close to existing properties posing a danger to children who have played in the quarry for years.
4. The site is far too close to an already densely populated area. The site would devalue properties and be detrimental to the wellbeing of local residents. (This process is already causing anger and anxiety amongst local tax paying residents.)

Change suggested by respondent:

The 9 original sites that were chosen were flawed. The former scrap yard, Neville Dock was dismissed due to location being adjacent to a bad neighbour!! Really - how do you think a gypsy traveler site will be viewed by its neighbours?

Site 6 - Old Bobby's farm was selected even though it was far too small!

All 9 sites should have been capable of housing the proposed site. The process is flawed!

Attachments:

Email Submission - <https://carmarthenshire.oc2.uk/a/55n>

4679

Object

Document Element: PrC2/GT1**Respondent:** Miss Kirsty Howells**Summary:**

1. The site is a natural habitat for wildlife and should be left undisturbed.
2. The council do not own all of the land and would have to purchase 'recreational ground, area D above, from a third party. This is not a good use of council tax payer's money.
3. The access to the site is totally unsuitable as Trostre Road is already far too busy. The access road would also be far too close to existing properties posing a danger to children who have played in the quarry for years.

Change suggested by respondent:

Plan not to go ahead

Attachments: None

4680

Object

Document Element: PrC2/GT1

Respondent: Mr Craig Rees

Summary:

- 1.The Council do not own the land and would have to purchase "Recreational Ground" from a third party, this is not a good or fair use of Council tax payers money.
- 2.The site is a natural habitat for wildlife
- 3.The site would be way too close to a densely populated area. The site would also devalue the properties and have a detrimental to the wellbeing of the local residents.
- 4.Access to the site would be totally unsuitable as Trostre Road is already far too busy and access would be to close to existing properties and will cause a danger.

Change suggested by respondent:

Scrap the plan and look for a new site.

Attachments: None

4681

Object

Document Element: PrC2/GT1

Respondent: Miss Clare Nock

Summary:

OBJECT

Site is a natural habitat should be left as it is. Access to site totally unsuitable. Site will devalue all surrounding properties and safety and security would be of massive concern. I will sell my house if this goes ahead. Extremely unhappy

Change suggested by respondent:

Do not build this site close to an already over populated area. Choose another less populated site

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6w8>

4682

Object

Document Element: PrC2/GT1

Respondent: Mrs sharon davies

Summary:

The proposed site is too close to an already densely populated area. The site will devalue properties and cause anger and distress to tax payers and elderly who have lived in the area for many years.

Change suggested by respondent:

It needs to be moved to a more rural area.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6w9>

4684

Object

Document Element: PrC2/GT1**Respondent:** Mrs Vanessa Latham**Summary:**

Objection to the site PrC2/GT1

Objection includes loss of green space, loss of natural habitat, flooding, knotweed, removal of trees, increase in traffic, air and noise pollution, create health issues, and impossible to screen off from view

Change suggested by respondent:

Remove site from the Plan

Attachments: None

4685

Object

Document Element: PrC2/GT1**Respondent:** Cllr. M Cranham**Summary:**

Objection to allocated site PrC2/GT1 with the reasons including increase in traffic and traffic flow, lack of privacy, conservation and environmental damage, Lack of lighting and CCTV, social and community problems. Other issues relating to local infrastructures e.g. local schools and health services.

Change suggested by respondent:

Remove site from the Plan

Attachments: None

4686

Object

Document Element: PrC2/GT1**Respondent:** Ms Andrea Thomas**Summary:**

Objection to the site PrC2/GT1. Strongly oppose this site not only will it take away our green space and affect the local wildlife it will affect the community who live right next to it with noise & light pollution and disrupt the peaceful cycle path that so many people use every day for access to trostre and school children use as short cut to local schools it will affect all the residents wellbeing

Change suggested by respondent:

Remove site from the Plan

Attachments: None

4687

Object

Document Element: PrC2/GT1**Respondent:** Mr Craig Rees**Summary:**

Objection to the site PrC2/GT1.

The site is a natural habitat for wildlife and should remain that way. The site would be way too close to a densely populated area. The site would also devalue the properties and have a detrimental impact on the wellbeing of the local residents.

Other issues would include highway safety issues, noise, rubbish, and safety issues on the footpath

Change suggested by respondent:

Remove site from plan

Attachments: None

4688

Object

Document Element: PrC2/GT1**Respondent:** Ms Paige Thomas**Summary:**

Objection to PrC2/GT1 - Strongly oppose this site not only will it take away our green space and affect the local wildlife it will affect the community who live right next to it with noise & light pollution and disrupt the peaceful cycle path that so many people use every day for access to Trostre and school children use as short cut to local schools it will affect all the residents wellbeing

Change suggested by respondent:

Remove site from Plan

Attachments: None

4689

Object

Document Element: PrC2/GT1**Respondent:** Rhian & Justin Justin**Summary:**

Object to the travellers site being put down the quarry in Penylan/Trostre (PrC2/GT1). There is a massive amount of wildlife there that would be harmed and upset by the movement. Respondent cites concerns about the feeling of comfort and safety of their children should development take place.

Change suggested by respondent:

Remove site from Plan

Attachments: None

4690

Object

Document Element: PrC2/GT1**Respondent:** Eileen Carter**Summary:**

Objection to the site PrC2/GT1. It is not suitable because of light pollution, noise pollution, and this is the only green nature space we have.

Change suggested by respondent:

Remove site from Plan

Attachments: None

4691

Object

Document Element: PrC2/GT1**Respondent:** Abby Davies**Summary:**

Objection to the site PrC2/GT1

Change suggested by respondent:

Remove site from Plan

Attachments: None

4692

Object

Document Element: PrC2/GT1**Respondent:** Mr David Tasker**Summary:**

In Summary both residents and wildlife would be affected combined with the safety issues mentioned, including traffic and access.

Change suggested by respondent:

It's clear that the location needs a rethink, just because land is available does not make it the correct place to develop.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6dg>

4693

Object

Document Element: PrC2/GT1**Respondent:** Miss Lyndsay Merriman**Summary:**

Taking away yet more greenery from the area and bad for the wildlife.

Change suggested by respondent:

I think it should be moved to a more suitable area

Attachments: None

4695

Object

Document Element: PrC2/GT1

Respondent: Mr Les Pugh

Summary:

Too congested already with traffic into trading and retail parks. detrimental to wildlife. area is already densely populated. site would devalue properties. local council tax payers are already deeply concerned and distressed by this proposed site. Council does not own all of the proposed land and will therefore be using our taxes to purchase it. site will cause more pollution and be detrimental to environment and our health.

Change suggested by respondent:

scrap the plans proposed - that area would better serve the community if converted to allotments for local use. there is far more available open space to be found in Machynys along with much better established access routes there.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6df>

4696

Object

Document Element: PrC2/GT1

Respondent: Mr Michael Pugh

Summary:

I object to the proposed traveller site.
The access road is already far too busy. Monies have already been spent on creating a £1.8M cycle path which will be alongside the site. People will not use it for fear of increased traffic & social problems. Site is too close to densely populated housing & fear of devaluation. I would not feel safe walking my dogs in the quarry as I do now daily & play with my grandkids.

Change suggested by respondent:

A new location should be sought . Why cannot the Bynea site be expanded ?

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6dh>

4701

Object

Document Element: PrC2/GT1

Respondent: Ms Alison Francis

Summary:

I object to the proposal

Change suggested by respondent:

I object to the proposal

Attachments:

email submission - <https://carmarthenshire.oc2.uk/a/6dd>

4702

Object

Document Element: PrC2/GT1**Respondent:** Mr Shaun Barry**Summary:**

I beleive the earmarked land should be left as is. This is important land for nature and need not be disturbed. The surrounding roads are not sufficient to accept any additional traffic weight.

Change suggested by respondent:

Alternative and more suitable land that does not require purchasing should be sought.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6dx>

4703

Object

Document Element: PrC2/GT1**Respondent:** Ms Emma Rees**Summary:**

Whilst there will be an access road from Trostre, there are no provisions for keeping residents homes safe on the pedestrian path that runs behind houses towards the quarry.

The site should be held in consideration of green belt area in order to preserve wildlife and green land in an already over-populated area.

Change suggested by respondent:

It should be disregarded. If not disregarded, then safety provisions should be made to stop any access from mechanically propelled vehicles on the pedestrian path that leads through Llwynwhiliwg. ie gates or staggered gate system.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6dk>

4704

Object

Document Element: PrC2/GT1**Respondent:** Mrs Linda Jenkins**Summary:**

The site is far too close to an already over populated area. It will decrease the value of houses purchased privately by people. The traffic is already far too busy along Trostre Road and it will have a detrimental impact on pollution eg car fumes. Purchasing private land in order to site travellers is not a good use of tax payers money. Travellers will most likely use the pedestrian path in Llwynwhilwg to travel to the new site, causing issues for residents and placing their safety at risk.

Change suggested by respondent:

It needs to be disregarded and plan to go somewhere else.

Attachments: None

4705

Object

Document Element: PrC2/GT1**Respondent:** Mrs nicola jones**Summary:**

I believe the site to be unsuitable for the following reasons:

- * Site is green space
- * Natural habitat for wildlife and plant life
- * Recreational ground and public pathways in constant use
- * Lack of privacy for both residents, adding to an already densely populated deprived area
- * Private land will have to be paid for by tax payers money
- * Access dangerous and unsuitable
- * Adding to the heavy traffic which already exists and will get worse with the new Pentre Awel site
- * Increasing CO2 emissions from traffic

Change suggested by respondent:

The site should be removed altogether as an option for ANOTHER site in Llanelli. As a town we already have more than our share of sites and as it is cited that the county of Carmarthenshire should have a provision for more sites, I suggest that another are of Carmarthenshire be considered or add to an already existing site already in use.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6dz>

4706

Object

Document Element: PrC2/GT1**Respondent:** Mr Christopher Davies**Summary:**

Object to the proposal of the gypsy site in penyfan quarry because It's a natural habitat for wildlife. The council don't own the land this is not a good use of tax payers money. The access to the site is totally unsuitable as Trostre Road is far to busy. The access road is close to existing property posing a danger to children. The site is to close to an already densely populated area. The site would devalue properties and be detrimental to the well being of local residents. This is already causing anger and anxiety to local residents.

Change suggested by respondent:

I have been made aware that Penyfan Quarry has been selected as 1 of 4 potential sites for the new Gypsy travellers site.

I believe this site is totally unsuitable for reasons I've stated above.

Attachments: None

4707

Object

Document Element: PrC2/GT1**Respondent:** Mrs Gaynor Griffiths**Summary:**

I object to the proposal of the gypsy site in Penyfan Quarry because it's a natural habitat for wildlife and should be left undisturbed. Council do not own the land so it's not a good use of tax payers money . Access to the site is totally unsuitable as Trostre road is already busy . Access road is too close to existing properties posing a danger to children who have played in the quarry for years . The site is too close to an already densely populated area . The site would devalue properties and wellbeing of residents .

Change suggested by respondent:

Penyfan Quarry is not a suitable site and should therefore not go ahead for the reasons I have stated above.

Attachments: None

4731

Object

Document Element: PrC2/GT1**Respondent:** Miss Caroline Butchers**Summary:**

I object to the proposal of placing a gypsy traveller site in Penyfan quarry on the following grounds:

1. The site is a natural habitat for wildlife and should be left undisturbed.
2. The site is far too close to an already densely populated area.

Change suggested by respondent:

Another site needs to be considered. It cannot be placed in such a densely populated area such as Penyfan.

Attachments: None

4734

Object

Document Element: PrC2/GT1**Respondent:** Miss Gaynor Rees**Summary:**

The site is a natural habitat for wildlife,the council do not own all of the land,access to the site is unsuitable it's too close to an already busy Trostre road,the site would devalue properties in the surrounding area and be detrimental to the wellbeing of local residents.

Change suggested by respondent:

To find an alternative site for this.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6dn>

4741

Object

Document Element: PrC2/GT1

Respondent: Mrs Joyce Rees

Summary:

It is an unsuitable location. It will have a detrimental effect on local infrastructure that is already under strain. It is already an extremely busy area of Llanelli and this will increase under the proposed plans.

The area is already densely populated with a wide range of different families and also a lot of elderly people living on their own. This proposal would be detrimental to the mental health of the people living in these houses and bungalows.

Change suggested by respondent:

The plans need to be scrapped immediately. The plans are not fit for purpose.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wf>

4742

Object

Document Element: PrC2/GT1

Respondent: Mrs Michele Rees

Summary:

I strongly object to the housing of a Gypsy/Traveller Site in Penyfan Quarry.

It is a natural habitat for plant and wild life and should be left alone.

The site is a natural soak away for rainwater in an area that is already susceptible to flooding (properties opposite Dock Stars Rugby ground rely on sand bags on their doorsteps during heavy rain!! In 2023!!!!)

The site is not all owned by the council and the procurement of this land would not be good use of my council tax!

Change suggested by respondent:

Sites should be found further away from densely populated areas. To put a gypsy camp in the middle of an already densely populated area is criminal and causing huge anxiety within the community. There is no doubt that this ill thought out process is having an impact on my well being!

Attachments: None

4754

Object

Document Element: PrC2/GT1**Respondent:** Mr Paul Rees**Summary:**

I object to the site proposal because;

- 1.This is a natural habitat for many different types of wildlife and should be left untouched.
- 2.It is a green and safe area for local children to play
3. The council does'nt own all the land and would have to purchase it and develop it for use which is a poor use of tax payers money at a time when services have been reduced.
4. Infrastructure ie Trostre Rd is already overloaded and cannot support further development.
5. Area is already densely populated, it would affect wellbeing of residents and devalue property.

Change suggested by respondent:

I think that the plan to develop this site on this land should be scrubbed for all the reasons that I have already stated above.

Attachments: None

4795

Object

Document Element: PrC2/GT1**Respondent:** Mr Maichael Harry**Summary:**

I object to the proposal of placing a gypsy / traveller site in Penyfan quarry on the following grounds:

1. Trostre Rd is already far too busy, would be too close to existing properties and poses a risk to children who play in the quarry.
2. The site is a natural habitat and should be left undisturbed.
3. The purchase of the land from new dock stars would be prohibitive in these times of tightened budgets and not a good use of council tax money.
4. There is a risk to local properties having this site situated there.

Change suggested by respondent:

A travellers sit is already being built by Sampson Lee, the Scarlet's player who has received permission just off the A4138 coming off the M4. An expansion of this site would be a better and cheaper option.

Attachments: None

4813

Object

Document Element: PrC2/GT1**Respondent:** Mrs LINDA SCHMEYZ**Summary:**

I object to this development on many grounds. The large portion of the proposed development land is and has been used for leisure of the local and surrounding community for many years with large portions being wildlife havens. The area is already densely populated where an increase in traffic will be a major cause for concern. As part of the land is privately owned and may need to be purchased, then why can't the funds be used for more sustainable local developments/ affordable housing for an already struggling local community trying to find accommodation.

Change suggested by respondent:

I think the plan should not be implemented on such a large scale as it will take a massive area of green recreational land away from the local community. The vehicular traffic is already at a great capacity in the local area. Any more will increase safety issues for children, walkers and non motorized vehicles. Any funds available for the proposed development should be used to create affordable housing for the local community and people who live in the area who are already struggling to find affordable housing.

I don't think the development will create a healthy, cohesive and economically viable and vibrant communities as is stated as some of the fundamental roles of the LDF , but will divide and diminish the local community.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wz>

4869

Object

Document Element: PrC2/GT1**Respondent:** Mrs Dawn Jones**Summary:**

I object to there being a gypsy site in Penyfan Quarry as the area is a natural habitat for wildlife. The land is also a natural soak away as Trostre Road is always flooding especially in the houses opposite Dock Stars. I also take my grandchildren on walks and to play in the area. I could not do this if there were travellers there.

Change suggested by respondent:

Select more suitable areas. Not in a densely populated area.

Attachments: None

4874

Object

Document Element: PrC2/GT1

Respondent: Mr Steven Curtis

Summary:

I object because the area is highly populated already, the roads are already too busy.
 The area is the only safe green area for our children to play. It would destroy the habitat that is home to many different species of wildlife. If the land has to be purchased and prepared for this development it would take public money which would be quite an insult to local tax and rate payers who are currently seeing many services reduced or cut.

Change suggested by respondent:

I do not think that there should be any development of this nature on this site.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wm>

4875

Object

Document Element: PrC2/GT1

Respondent: Mrs Leah Rees

Summary:

The suggested Pen y fan site is a natural wildlife habitat.
 It is classed as a recreational ground. The council have removed a play ground nearby and never replaced it and will now be taking away this recreational site from its local people.
 Proposed site entrance would cause additional traffic in a high usage area already

Change suggested by respondent:

New location

Attachments: None

4917

Object

Document Element: PrC2/GT1

Respondent: Mrs Susan Peters

Summary:

The proposed site is a habitat for wildlife.
 The site is on an already very busy road, and is an added danger to children playing and residents. This is a densely populated area.
 Children have played in the proposed site areas for many years, this would take away more safe playing areas for the local children.
 Local schools are already oversubscribed.

Change suggested by respondent:

This site is not suitable, other areas need to be looked at.

Attachments:

Redacted Submission - <https://carmarthenshire.oc2.uk/a/6wy>

4958

Object

Document Element: PrC2/GT1

Respondent: Wendy Lewis

Summary:

Objection to proposed site.

1. It will be alongside a new cycle path joining Llanelli South. Path is used daily by school children. Young cyclists also park to work for Trostre Park. Travellers vehicles would be dangerous.
2. Complete eyesore approach to Llanelli by train.
3. On doorstep of residents of Llwynwhilwg.
4. No public meeting arranged for residents to have a voice in the matter.
5. Purchase of extra land to accommodate could be used for more essential areas of Llanelli

Change suggested by respondent:

Remove site from Plan

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/57v>

5425

Object

Document Element: PrC2/GT1

Respondent: Neil Davies

Summary:

Objection to the inclusion of site PrC2/GT1

Change suggested by respondent:

Remove site from Plan

Attachments:

5435

Object

Document Element: PrC2/GT1

Respondent: Sian Morris

Summary:

Object to the inclusion of the above site.

Objections include noise pollution, increased traffic in an already busy area, mess, antisocial behaviour and a general feeling of uncertainty where they have lived all of their lives.

Change suggested by respondent:

Remove site from Plan

Attachments:

5436**Object****Document Element:** PrC2/GT1**Respondent:** Mark Bennett**Summary:**

Objection to the inclusion of the gypsy site PrC2/GT1.

The site is far too close to already densely populated area. The site would devalue the properties and be detrimental to the wellbeing of local residents (this process is already causing anger and anxiety amongst tax paying residents

Change suggested by respondent:

Remove site from Plan

Attachments:**5471****Object****Document Element:** PrC2/GT1**Respondent:** R Williams**Summary:**

Object to the inclusion of the above site.

Objection includes loss of habitat, devalue properties, not good use of taxpayer's money, inappropriate access and be detrimental to the wellbeing of local residents.

Change suggested by respondent:

Remove site from Plan

Attachments:

email - <https://carmarthenshire.oc2.uk/a/4mr>

5496**Object****Document Element:** PrC2/GT1**Respondent:** Mrs B Ucheddu**Summary:**

Objection to site PrC2/GT1

Objection includes increase in traffic. insufficient access, social community problems, ecology issues and the site would devalue properties and be detrimental to the wellbeing of local residents.

Change suggested by respondent:

Remove site from Plan

Attachments:

post - <https://carmarthenshire.oc2.uk/a/4np>

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change to the Plan

Response:

Information welcomed

Action:

No action

5680

Support

Document Element: PrC2/GT1

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: No issues; offsite mains would be required

Public Sewerage: No issues; offsite sewers would be required

WwTW: Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

This representation is presented as a petition including 301 signatures. This includes 292 objections, 6 support and 3 unsure comments.

Summary of representation changes to plan:

Both remove the site, and support for the site within the Plan

Response:

The allocation of the site within the LDP has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared. Further evidential work will be submitted as part of the submission documents to inform the examination.

Action:

No action

5838

Object

Document Element: PrC2/GT1**Respondent:** Penyfan Petition**Petition:** 301 petitioners**Summary:**

Community Survey relating to Land at Penyfan Quarry PrC2/GT1. Submission includes:

277 objections to development on site PrC2/GT1. Surveys do not include any addresses.

15 objections to development on site PrC2/GT1 which include addresses

6 supports to development on site PrC2/GT1. Surveys do not include any addresses

3 unsure to development on site PrC2/GT1

Change suggested by respondent:

Community survey with various request on the plan's content

Attachments:

Survey reponses - redacted 2 - <https://carmarthenshire.oc2.uk/a/6wt>

Survey reponses - redacted 3 - <https://carmarthenshire.oc2.uk/a/6w3>

Survey reponses - redacted 4 - <https://carmarthenshire.oc2.uk/a/6w4>

supporting documents - redacted - <https://carmarthenshire.oc2.uk/a/6w6>

Survey reponses - redacted - <https://carmarthenshire.oc2.uk/a/6f9>

Object

Summary of representations:

PrC2/GT1 – Land at Penyfan, Trostre, Llanelli has been identified by the Flood Map for Planning as being at risk of flooding and therefore its allocation within the plan fails to meet the tests of soundness.

As confirmed in the letter from Welsh Government dated 15 December 2021, 'when plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning'. When proposing an allocation within a flood risk area your Authority should undertake sufficient background evidence to demonstrate that the development is appropriate for the flood zone and that the consequences of flooding can be acceptably managed.

Summary of representation changes to plan:

Consider the inclusion of the site within the Plan

Response:

The allocation of the site within the LDP has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared. Further evidential work will be submitted as part of the submission documents to inform the examination.

Action:

No action

5737

Object

Document Element: PrC2/GT1

Respondent: Natural Resources Wales

Summary:

PrC2/GT1 – Land at Penylan, Trostre, Llanelli has been identified by the Flood Map for Planning as being at risk of flooding and therefore its allocation within the plan fails to meet the tests of soundness.

As confirmed in the letter from Welsh Government dated 15 December 2021, 'when plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning'. When proposing an allocation within a flood risk area your Authority should undertake sufficient background evidence to demonstrate that the development is appropriate for the flood zone and that the consequences of flooding can be acceptably managed.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PrC/GT2

Support

Summary of representations:

The respondent provides general information on their infrastructure situation for the site.

Summary of representation changes to plan:

No change to the Plan.

Response:

Information welcomed

Action:

No action.

5681

Support

Document Element: PrC/GT2

Respondent: Dwr Cymru/Welsh Water

Summary:

Water Supply: There are no water mains in close proximity to the site, offsite mains would be required

Public Sewerage: The existing site is served by a private sewerage system

WwTW: Llanelli – no issues

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Support

Summary of representations:

Better proposal suit. Not affecting local communities. Any wildlife affected will have more space to relocate that isn't a residential area.

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action

4663

Support

Document Element: PrC/GT2

Respondent: Ms Cari Evans

Summary:

Better proposal suit. Not affecting local communities. Any wildlife affected will have more space to relocate that isn't a residential area.

Change suggested by respondent:

Change to Plan as above

Attachments: None

Object

Summary of representations:

The respondent provides information relating to flooding around the site

Summary of representation changes to plan:

No change to the Plan

Response:

Comments noted. Further information will be provided and considered as part of the examination into the Plan.

Action:

No action

5738

Object

Document Element: PrC/GT2**Respondent:** Natural Resources Wales**Summary:**

Please note that the existing Gypsy and Traveller site at Penybryn is located within an area at risk of flooding however, it appears that the proposed allocation for its extension (PrC/GT2 – Penybryn (extension), Bynea, Llanelli) is just outside the flood risk area. This should be confirmed as a matter of clarity.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 11: The Visitor Economy

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5518

Support

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Pembrokeshire Coast National Park Authority**Agent:** Pembrokeshire Coast National Park Authority**Summary:**

Visitor Economy

Both Authorities recognise the importance of the visitor economy to west Wales and aim to support the sector and attract visitors all year round. Both also recognise that some attractions require a countryside setting but that this should be the exception, and the majority of tourism related development being sustainably located.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Include the site within the Plan

Response:

The policy framework set out within the revised LDP allows the potential development for tourism and the visitor economy where it is appropriately located. Any proposals submitted will be considered against the revised LDP policies.

Action:

No action.

4976

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy

Respondent: Seasons Holidays Plc

Agent: Lichfields

Summary:

Seasons Holidays Plc object to the non-inclusion of the Phase 2 of Dylan Coastal Resorts expansion.

In relation to Policy SP11, the Plan would not be compliant with the Policy objectives should Phase 2 not be allocated. The Plan, in allocating only 100 units of holiday accommodation offers insufficient support to meet its policy targets and objectives. It also fails to reflect national policy objectives and so would be inconsistent with national policy. Failure to allocate phase 2 leaves policy SP11 ineffective and inconsistent and it therefore fails the test of soundness.

Change suggested by respondent:

For the reasons stated in these representations, the second phase of Dylan coastal resort should be allocated within the plan alongside the already allocated phase 1.

Attachments:

Dylan Coastal Resort Econ Assessment.pdf - <https://carmarthenshire.oc2.uk/a/374>

Submission attachment - <https://carmarthenshire.oc2.uk/a/57n>

Object

Summary of representations:

The respondents seek the inclusion of their land for tourism opportunities.

Individual summaries are highlighted below

Summary of representation changes to plan:

Change to the Plan

Response:

The Plan does not identify existing tourism facilities. The policy framework set out within the revised LDP allows the potential development for tourism and the visitor economy where it is appropriately located. Any proposals submitted will be considered against the revised LDP policies.

Action:

No action

5138

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy

Respondent: Mr K Strelley

Agent: JCR Planning Ltd

Summary:

This representation seeks the designation of this established site as a tourism facility which will provide certainty and clarity for future tourism proposals relating to this flagship enterprise.

Gateway Resort is a long-established and successful tourism complex which attracts large numbers of visitors to Carmarthenshire each year and generates visitor spend at numerous other services, facilities and attractions throughout the county. It is one of Carmarthenshire's most successful tourism facilities and offers a range of accommodation with ancillary visitor activities. It is ideally located adjacent to the Millennium Coastal Path (an Active Travel Approved Route) and also the Wildfowl and Wetlands Trust centre.

Change suggested by respondent:

Designate the site as an established tourism facility

Attachments:

Sustainability Appraisal - <https://carmarthenshire.oc2.uk/a/3jp>

Representation Form - <https://carmarthenshire.oc2.uk/a/5nz>

Map - <https://carmarthenshire.oc2.uk/a/5nn>

5507

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Mr n/a Stone**Agent:** JCR Planning Ltd**Summary:**

Objection to the non-allocation of land at Garnant Golf Course for tourism use under Strategic Policy SP11: Glanamman/Garnant comprises a designated Tier 2 Service Centre and is able to accommodate significant development and thereby provide a range of opportunities for future growth and investment. Its designation will offer tourism units set within an attractive site and will be environmentally beneficial for the locality. Inward investment to the Aman Valley will be encouraged and opportunities provided for vital job creation. No residential properties will be affected by the proposed land use and all highway requirements are readily satisfied. Environmental benefits and biodiversity enhancement will result providing a pleasantly landscaped development to enhance the golf course setting.

Change suggested by respondent:

Allocate land for tourism purposes.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4yb>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fm>

location plan- redacted - <https://carmarthenshire.oc2.uk/a/6b3>

Object

Summary of representations:

Mae ymateb ymgynghori'r ymatebydd wedi ei crynhoi isod

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Newid y Cynllun

Change the Plan

Response:

Wedi nodi. Mae tystiolaeth pellach yn cael ei baratoi ynghylch y nifer a dosbarthiad gofodol o ail gartrefi a llety gwyliau tymor byr ar draws Sir Gâr. Bydd hyn yn cynnwys asesiad opsiynau o ymyriadau polisi posib gan gynnwys, ond dim wedi'u cyfyngu i, Gyfarwyddyd Erthygl 4. Fe ddylid nodi bod nifer o rhain tu hwnt i gwmpas a gorchwyl Cynllun Datblygu Lleol.

Noted. Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire. This will include an options appraisal of potential policy interventions including, but not limited to the use of Article 4 directions. It should be noted that a number of these sit outside the scope and remit of a Local Development Plan.

Action:

Dim gweithredu.

No action

5775

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Meinir James**Summary:**

Er lles ein cymunedau, a sicrhau tai i bobol leol a thai fforddiadwy i brynwyr cartrefi cyntaf, mae angen gosod cyfyngiadau ar hawliau datblygu a ganiateir i newid anheddau sy'n bodoli eisoes i gartrefi gwyliau, ail gartrefi, a hefyd llefy gwyliau dros-dro fel Airbnb. Mae angen gosod canran o gartrefi o'r math yma a ganiateir mewn cymuned i sicrhau bod bywyd cymunedol yn parhau drwy gydol y flwyddyn a chartrefi priodol ar gael i bobol leol.

For the benefit of our communities, and to ensure housing for local people and affordable homes for first home buyers, restrictions need to be placed on permitted development rights to change existing dwellings into holiday homes, second homes, and also temporary holiday accommodation such as Airbnb. A percentage of this type of homes allowed in a community needs to be set to ensure that community life continues throughout the year and that suitable homes are available to local people.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

Object

Summary of representations:

Mae ymateb ymgynghoriad yr ymatebydd wedi'i crynhoi isod.
The respondent's consultation response is summarised below

Summary of representation changes to plan:

Newid i'r Cynllun.
Change to the Plan

Response:

Wedi nodi. Mae SP11 yn gosod y fframwaith ar gyferdull polisi yn y Cynllun Datblygu Lleol Diwygiedig sy'n ddigon ymatebol a hyblyg i alw'r farchnad hyd at 2033, tra hefyd yn ceisio amddiffyn yr union cymunedau, tirwedd a trefwedd sy'n gwneud Sir Gaerfyrddin yn le gwyh i ymweld â ac i'w fwynhau. Tra fod y polisi strategol yn darparu'r cydtestun trosfwaol, mae'r polisiau penodol yn darparu'r manylder.

Noted. SP11 sets the framework for a policy approach within the Revised LDP that is sufficiently responsive and flexible to market demand up to 2033, whilst also seeking to protect the very communities, landscape and townscape that makes Carmarthenshire a fantastic place to visit and enjoy. Whilst the strategic policy provides the overarching context, specific policies provide detail.

Action:

Dim gweithredu.
No action.

5889

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Tyssul Evans**Summary:**

Rhoi'r cyfle i greu mwy o pods, shepperd huts, safleoedd carafanau a thebyg yng nghefn gwlad hynny o bosib fel prosiectau arall gyfeirio ?

Give the opportunity to create more pods, shepperd huts, caravan sites and similar in the countryside as diversification projects ?

Change suggested by respondent:

Newid fel y nodir

Change as set out

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

Object

Summary of representations:

The respondents note that tourism developments take priority over residential developments.

Summary of representation changes to plan:

To question if the visitor economy is prioritised over local needs, and consider both community benefits on equal terms.

Response:

Disagree. The tourism policies of the Plan ensure that such proposals are located in sustainable and appropriate places. The Plan's policies have been prepared with regard to the provisions of PPW and other plans and strategies.

Action:

No action.

5849

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

"The County's rural areas are well placed to accommodate proposals for high quality and sustainable proposals that are of an appropriate scale" suggests that tourism developments take priority over residential developments.

Nowhere does the Plan refer to residential development located in the countryside in such positive terms, but tourism is accommodated with flexibility.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5904

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Ken Howell**Summary:**

“The County’s rural areas are well placed to accommodate proposals for high quality and sustainable proposals that are of an appropriate scale” suggests that tourism developments take priority over residential developments. Nowhere does the Plan refer to residential development located in the countryside in such positive terms, but tourism is accommodated with flexibility.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

A lack of evidence on holiday accommodation, see individual summaries below.

Summary of representation changes to plan:

No change specified.

Response:

Noted. Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire.

Action:

No action.

5851

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

No evidence is provided to illustrate why holiday accommodation is considered to have less impact on the countryside than residential dwellings. This in no way suggests that there should be competition between both uses, but it is not clear how holiday accommodation makes a greater contribution to sustainable communities than housing for local people.

Change suggested by respondent:

Amend Plan

Attachments:Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5906

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy

Respondent: Cllr. Ken Howell

Summary:

No evidence is provided to illustrate why holiday accommodation is considered to have less impact on the countryside than residential dwellings. This in no way suggests that there should be competition between both uses, but it is not clear how holiday accommodation makes a greater contribution to sustainable communities than housing for local people.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

The rigidity of travel planning restrictions where public transport is not readily available bars much unintrusive development.

Summary of representation changes to plan:

No specific change noted.

Response:

Noted, the policies of the Plan seek to ensure that development is located in sustainable locations.

Action:

No action.

5853

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:

Observations:

The rigidity of travel planning restrictions where public transport is not readily available bars much unintrusive development.

Change suggested by respondent:

No change

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5908

Object

Document Element: Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

The rigidity of travel planning restrictions where public transport is not readily available bars much unintrusive development.

Change suggested by respondent:

No change

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

A number of points are raised by the respondents relating to tourism and second homes.

Summary of representation changes to plan:

See detailed summary below.

Response:

The tourism policies of the Plan ensure that such proposals are located in sustainable and appropriate places. The Plan's policies have been prepared with regard to the provisions of PPW and other plans and strategies.

Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire. This will include an options appraisal of potential policy interventions including, but not limited to the use of Article 4 directions. It should be noted that a number of these sit outside the scope and remit of a Local Development Plan.

Replacing TAN13 is outside the remit of the Local Planning Authority.

Action:

No action.

5855**Object****Document Element:** Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:****CONSIDERATIONS:**

1. To question if the visitor economy is prioritised over local needs, and consider both community benefits on equal terms.
2. In light of the recent policy on Second Homes/Holiday Homes Council Tax Premium, to consider permitting residential use of existing holiday accommodation in the open countryside which may no longer remain viable.
3. To recognise that small, well-designed accommodation sites in the open countryside provide diversification opportunities to farming communities and contribute to the local economy.
4. To encourage well-sited Static Caravan, Chalet and Glamping Pod Sites in areas heavily affected by second home use as an attractive option to potential second home purchasers.
5. To provide a balance of residential and tourism accommodation in rural areas to encourage mutual support between communities and visitor economy.
6. To replace TAN13 with guidance which is appropriate and relevant to the life of the Plan.

Change suggested by respondent:

Amend the Plan

Attachments:Letter - <https://carmarthenshire.oc2.uk/a/5sq>**5910****Object****Document Element:** Strategic Policy – SP 11: The Visitor Economy**Respondent:** Cllr. Ken Howell**Summary:****CONSIDERATIONS:**

1. To question if the visitor economy is prioritised over local needs, and consider both community benefits on equal terms.
2. In light of the recent policy on Second Homes/Holiday Homes Council Tax Premium, to consider permitting residential use of existing holiday accommodation in the open countryside which may no longer remain viable.
3. To recognise that small, well-designed accommodation sites in the open countryside provide diversification opportunities to farming communities and contribute to the local economy.
4. To encourage well-sited Static Caravan, Chalet and Glamping Pod Sites in areas heavily affected by second home use as an attractive option to potential second home purchasers.
5. To provide a balance of residential and tourism accommodation in rural areas to encourage mutual support between communities and visitor economy.
6. To replace TAN13 with guidance which is appropriate and relevant to the life of the Plan.

Change suggested by respondent:

Amend the Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

VE1: Visitor Attractions and Facilities

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed.

Action:

No action.

5519

Support

Document Element: VE1: Visitor Attractions and Facilities

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Visitor Economy

Both Authorities recognise the importance of the visitor economy to west Wales and aim to support the sector and attract visitors all year round. Both also recognise that some attractions require a countryside setting but that this should be the exception, and the majority of tourism related development being sustainably located.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

VE2: Holiday Accommodation

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action

5520

Support

Document Element: VE2: Holiday Accommodation

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Visitor Economy

Both Authorities recognise the importance of the visitor economy to west Wales and aim to support the sector and attract visitors all year round. Both also recognise that some attractions require a countryside setting but that this should be the exception, and the majority of tourism related development being sustainably located.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5504**Object****Document Element:** VE2: Holiday Accommodation**Respondent:** JCR Planning Ltd**Agent:** JCR Planning Ltd**Summary:**

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Object**Summary of representations:**

The re-use and adaptation (including conversion) of existing buildings outside a settlement is permitted for visitor accommodation but not for housing for local people.

Summary of representation changes to plan:

No specific change noted.

Response:

Disagree, Policy RD2: Conversion and Re-Use of Rural Buildings for Residential Use permits proposals for the conversion and re-use of suitable rural buildings for residential use.

Action:

No action.

5850**Object****Document Element:** VE2: Holiday Accommodation**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

The re-use and adaptation (including conversion) of existing buildings outside a settlement is permitted for visitor accommodation but not for housing for local people.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5905**Object****Document Element:** VE2: Holiday Accommodation**Respondent:** Cllr. Ken Howell**Summary:**

The re-use and adaptation (including conversion) of existing buildings outside a settlement is permitted for visitor accommodation but not for housing for local people.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

VE2: Holiday Accommodation, 11.247**Object****Summary of representations:**

Planning policy should aim to limit the impact of second homes/holiday homes on rural settlements.

Summary of representation changes to plan:

As set out.

Response:

Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire. This will include an options appraisal of potential policy interventions including, but not limited to the use of Article 4 directions.

Action:

No action.

5948**Object****Document Element:** VE2: Holiday Accommodation, 11.247**Respondent:** Gwyn Stacey**Petition:** 2 petitioners**Summary:**

Planning policy should aim to limit the impact of second homes/holiday homes on rural settlements.

Change suggested by respondent:

As set out in the summary

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/446>

VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action

5521

Support

Document Element: VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Visitor Economy

Both Authorities recognise the importance of the visitor economy to west Wales and aim to support the sector and attract visitors all year round. Both also recognise that some attractions require a countryside setting but that this should be the exception, and the majority of tourism related development being sustainably located.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5505**Object****Document Element:** VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation**Respondent:** JCR Planning Ltd**Agent:** JCR Planning Ltd**Summary:**

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Object**Summary of representations:**

To encourage well-sited Static Caravan, Chalet and Glamping Pod Sites in areas heavily affected by second home use as an attractive option to potential second home purchasers.

Summary of representation changes to plan:

No specific change specified.

Response:

Policy VE3 permits these uses in sustainable locations, in line with PPW. Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire. This will include an options appraisal of potential policy interventions including, but not limited to the use of Article 4 directions.

Action:

No action.

5852**Object****Document Element:** VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

Observations:

• A "spatial and functional relationship with a relevant existing tourism facility or attraction" includes the open countryside. If static Caravans and Glamping Pods are of a scale, layout and design appropriate to the setting, and if properly screened, such developments provide diversification income to rural areas while providing much needed visitor accommodation.

Observation

To encourage well-sited Static Caravan, Chalet and Glamping Pod Sites in areas heavily affected by second home use as an attractive option to potential second home purchasers.

Change suggested by respondent:

Amend Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5907

Object

Document Element: VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation

Respondent: Cllr. Ken Howell

Summary:

Observations:

• A "spatial and functional relationship with a relevant existing tourism facility or attraction" includes the open countryside. If static Caravans and Glamping Pods are of a scale, layout and design appropriate to the setting, and if properly screened, such developments provide diversification income to rural areas while providing much needed visitor accommodation.

Observation

To encourage well-sited Static Caravan, Chalet and Glamping Pod Sites in areas heavily affected by second home use as an attractive option to potential second home purchasers.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action

5522

Support

Document Element: VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Visitor Economy

Both Authorities recognise the importance of the visitor economy to west Wales and aim to support the sector and attract visitors all year round. Both also recognise that some attractions require a countryside setting but that this should be the exception, and the majority of tourism related development being sustainably located.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5506**Object****Document Element:** VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.**Respondent:** JCR Planning Ltd**Agent:** JCR Planning Ltd**Summary:**

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Object**Summary of representations:**

Purchasing Static Caravan, Chalet and Glamping Pod Sites in rural areas as second homes prevents the purchase of residential family dwellings for holiday purposes.

Summary of representation changes to plan:

No specific change specified

Response:

Comments noted.

Action:

No action.

5854**Object****Document Element:** VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:****Observations:**

• While Static Caravan, Chalet and Glamping Pod Sites in rural areas are subject to rigid planning regulation, the ownership and use of these units as second homes prevents the purchase of residential family dwellings for holiday purposes. This helps protect traditional rural homes from second home use, while purchasing a chalet on a park is far less costly as a second home than purchasing a house.

Change suggested by respondent:

No change

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5909

Object

Document Element: VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

Respondent: Cllr. Ken Howell

Summary:

Observations:

- While Static Caravan, Chalet and Glamping Pod Sites in rural areas are subject to rigid planning regulation, the ownership and use of these units as second homes prevents the purchase of residential family dwellings for holiday purposes. This helps protect traditional rural homes from second home use, while purchasing a chalet on a park is far less costly as a second home than purchasing a house.

Change suggested by respondent:

No change

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Strategic Policy – SP 12: Placemaking and Sustainable Places

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Comments welcomed

Action:

No action

5598

Support

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Dwr Cymru/Welsh Water

Summary:

SP12: Placemaking and Sustainable Places We specifically welcome the inclusion of criteria k) in Policy SP12. Disposing of surface water in a sustainable manner ensures that it will not communicate with the public sewerage network, which protects the environment and ensures that there is sufficient capacity in the public sewerage network for foul-only flows from development sites.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Seeks small rural communities at the centre of the policy. Detailed summary is set out below.

Summary of representation changes to plan:

Include reference to small rural communities in the policy.

Response:

Disagree. The policy is applicable to developments in all locations, from urban to rural areas.

Action:

No action.

5856

Object

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

• With regards to social and cultural well-being, there is no provision for placing small rural communities at the centre of policy, or for building the policies around the needs of village communities.

CONSIDERATIONS:

1. To recognise the place of small communities in achieving the aims of the Well-being and Future Generations Act.
2. To allow rural communities to improve and grow on a par with urban communities.

Change suggested by respondent:

Amend the plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5911

Object

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Cllr. Ken Howell

Summary:

Observations:

• With regards to social and cultural well-being, there is no provision for placing small rural communities at the centre of policy, or for building the policies around the needs of village communities.

CONSIDERATIONS:

1. To recognise the place of small communities in achieving the aims of the Well-being and Future Generations Act.
2. To allow rural communities to improve and grow on a par with urban communities.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Strategic Policy – SP 12: Placemaking and Sustainable Places

Support

Summary of representations:

Respondent supports the inclusion of Strategic Policy SP12, but notes that they believe criterion d) must be more robust/ stringent in the light of a climate emergency with detailed requirements in the new SPG

Summary of representation changes to plan:

Criterion D to be more robust in light of the climate emergency and for more detailed requirements to be included in the SPG

Response:

Comment noted

Action:

No action

5015

Support

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Gwyn Stacey

Summary:

POINT D must be more robust/ stringent in the light of a climate emergency with detailed requirements in the new SPG: on construction materials and techniques, embodied carbon, energy use following the energy hierarchy and all other elements to create holistic, sustainable and ecological developments. See requirements of Passivhaus, Living Building Challenge, LETI and WELL Building Standard.

Change suggested by respondent:

-

Attachments: None

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Policy point f) 'Exhibit and demonstrate a clear understanding of the existing local landscape context, natural and built heritage, local character and sense of place.'

Proposed change to 'Exhibit and demonstrate a clear understanding of the existing local landscape character, natural and built heritage, local context and sense of place; ensuring development proposals protect and, wherever possible, enhance these features.'

Response:

Comments noted. The policy should be read in conjunction with all other policies of the Plan which seek to protect visual characteristics and Carmarthenshire landscapes. Explicit reference should be given to BHE2.

Action:

No action

5612

Object

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Carmarthenshire Residents' Action Group

Agent: Mr Havard Hughes

Summary:

Objection to Strategic Policy SP12: Placemaking and Sustainable Places:

Suggested change to the policy wording for point (f) – see below. This change would deliver the key components of the New Strategy more convincingly in relation to this Policy, one of which is 'Protect and enhances the natural, historic and built conservation qualities of Carmarthenshire and its high value landscapes.' It would also deliver Strategic Objective 9 (SO9) more convincingly. SO9 aims 'To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by promoting a place making approach and a sense of place.' Currently the specific phrase 'protect and enhance' only features in Strategic Policy SP14: Maintaining and Enhancing the Natural Environment which is only one component of the County's diverse character. Variations of protect and enhance feature elsewhere in the written statement and there is benefit in bringing SP12 more into line with these.

Change suggested by respondent:

Proposed change to Policy point f) - 'Exhibit and demonstrate a clear understanding of the existing local landscape character, natural and built heritage, local context and sense of place; ensuring development proposals protect and, wherever possible, enhance these features.'

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

4981

Object

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Mr Havard Hughes

Summary:

This change would deliver the key components of the New Strategy more convincingly in relation to this Policy, one of which is 'Protect and enhances the natural, historic and built conservation qualities of Carmarthenshire and its high value landscapes.' It would also deliver Strategic Objective 9 (SO9) more convincingly.

Change suggested by respondent:

Policy point f) 'Exhibit and demonstrate a clear understanding of the existing local landscape context, natural and built heritage, local character and sense of place.'

Proposed change to 'Exhibit and demonstrate a clear understanding of the existing local landscape character, natural and built heritage, local context and sense of place; ensuring development proposals protect and, wherever possible, enhance these features.'

Attachments: None

Object

Summary of representations:

The respondent's consultation response is summarised

Summary of representation changes to plan:

As set out in the summary

Response:

Planning applications are considered on their own merits with regard to the entirety of both local and national planning policies. The principles of placemaking in addition to environmental protection are integral components within the production of the Plan.

Action:

No action

5946

Object

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: Gwyn Stacey

Petition: 2 petitioners

Summary:

When interpreting development proposals against policy, all proposals should be required to meet a higher level of minimum standards regarding environmental design and sustainable developments, essentially setting SP12 and PSD5 as substantive pre-requisites before other policy is then considered.

Change suggested by respondent:

As set out in the summary

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/446>

Object

Summary of representations:

The policy wording is too prescriptive as not all development will be able to deliver all of the listed items.

The requirement for SuDS is covered by existing separate legislation so does not need to be included in the policy requirements.

Summary of representation changes to plan:

Policy wording should be changed to 'To achieve this new development shall aim to:'

Response:

The integration of the placemaking principles are consider to contribute to the delivery of the Plan's Vision of creating prosperous, cohesive, and sustainable communities. Strategic Policy – SP 12: Placemaking and Sustainable Places is considered sound and deliverable, emerging from a robust evidence base and having been formulated with regard to national planning policy. Matter to be further considered at examination.

Action:

Matter to be further considered at examination.

4800

Object

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places

Respondent: The Home Builders Federation

Summary:

The policy wording is too prescriptive as not all development will be able to deliver all of the listed items.

The requirement for SuDS is covered by existing separate legislation so does not need to be included in the policy requirements.

Change suggested by respondent:

Policy wording should be changed to 'To achieve this new development shall aim to:

Attachments: None

Strategic Policy – SP 12: Placemaking and Sustainable Places, 11.273

Support

Summary of representations:

Support is given to the supporting paragraphs.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5599

Support

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places, 11.273

Respondent: Dwr Cymru/Welsh Water

Summary:

On the theme of SuDS, we welcome the inclusion of the supporting text at paragraphs 11.273 to 11.275 regarding the recently established SuDS Approval Boards (SABs).

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

5600

Support

Document Element: Strategic Policy – SP 12: Placemaking and Sustainable Places, 11.273

Respondent: Dwr Cymru/Welsh Water

Summary:

On the theme of SuDS, we welcome the inclusion of the supporting text at paragraphs 11.273 to 11.275 regarding the recently established SuDS Approval Boards (SABs).

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

PSD1: Effective Design Solutions: Sustainability and Placemaking

Support

Summary of representations:

The respondents show support for the content of the policy. The respondents consultation responses are summarised below.

Summary of representation changes to plan:

No change to the plan

Response:

Support welcomed

Action:

No action

5513

Support

Document Element: PSD1: Effective Design Solutions: Sustainability and Placemaking

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Support in principle.

Climate Change

The Authorities have a shared understanding of the need to plan for climate change and to mitigate its impacts and to provide for high quality design to ensure that new development is adaptable to climate change.

This National Park Authority supports the approach taken to future-proofing communities in light of predicted sea-level rise and the identification of a Coastal Change Management Area, supported by the South Wales Shoreline Management Plan.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

4772

Support

Document Element: PSD1: Effective Design Solutions: Sustainability and Placemaking

Respondent: The Coal Authority

Summary:

Within the Carmarthenshire area there are recorded coal mining features present at surface and shallow depth. These coal mining features may pose a potential risk to surface stability and public safety. The Coal Authority is therefore pleased to see that Policy PSD1 includes consideration of ground instability and identifies that proposals should demonstrate to the LPA that ground instability can be satisfactorily overcome.

Change suggested by respondent:

No change to the Plan.

Attachments: None

Support

Summary of representations:

Respondent comments on Policy PSD1, as set out in the summary below.

Summary of representation changes to plan:

Mention of connectivity is detailed within Policy PSD1 (d).

Response:

Comments noted. Matter to be further considered at examination.

Action:

Matter to be further considered at examination.

5721

Support

Document Element: PSD1: Effective Design Solutions: Sustainability and Placemaking

Respondent: Natural Resources Wales

Summary:

PSD1: Effective Design Solutions: Sustainability and Placemaking

We support the intention of the policy to 'maximise opportunities for; enhancement to the quality and extent of existing; and the creation of new, landscape and ecological elements and features, as Green and Blue Infrastructure assets'. However, connectivity needs to be considered in the design to ensure that existing habitats/biodiversity is not isolated. We therefore advise that as a point of clarity specific mention of connectivity is detailed within Policy PSD1 (d).

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Respondent considers policy wording to be inconsistent, as set out in the summary below.

Summary of representation changes to plan:

Replace the phrase 'clearly demonstrate' with 'consider the following requirements'.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action.

4783

Object

Document Element: PSD1: Effective Design Solutions: Sustainability and Placemaking

Respondent: The Home Builders Federation

Summary:

Policy wording confusing and inconsistent with other policies in the plan.

Wording repeats other policies.

Change suggested by respondent:

Wording should be amended to be consistent and less confusing.

Replace the phrase 'clearly demonstrate' with 'consider the following requirements'

Attachments: None

Object

Summary of representations:

Objection to Policy PSD1, as set out in the summary below.

Summary of representation changes to plan:

Policy point d) states 'Quality landscapes design solutions' - change to 'landscape'. Reference to a published Landscape Character SPG, or reference to NRW LANDMAP (especially the Visual and Sensory assessment layer) should be made within this Policy or in the accompanying notes.

Response:

Noted. The Plan seeks to recognise the high quality landscapes across the plan area and will be supported by a Landscape Character Assessment which will seek to characterise landscape importance and inform future decision making. This will be prepared and published as Supplementary Planning Guidance for adoption concurrent with the Plan.

Action:

To be further considered at Examination.

5613

Object

Document Element: PSD1: Effective Design Solutions: Sustainability and Placemaking**Respondent:** Carmarthenshire Residents' Action Group**Agent:** Mr Havard Hughes**Summary:**

Objection to Policy PSD1 Effective Design Solution: Sustainability and Placemaking:

Policy point d) states 'Quality landscapes design solutions', this appears to be a typo where 'landscape' fits better. In our view, for policy point d) to work effectively, either reference to a published Landscape Character SPG, or reference to NRW LANDMAP (especially the Visual and Sensory assessment layer) should be made within this Policy or in the accompanying notes. This would benefit from explicitly stating that it applies to all development, including infrastructure, Renewable and Low Carbon developments, as well as buildings, transport, excavation sites, and smaller scale landscape proposals in the private and public realm.

Change suggested by respondent:

For policy point d) to work effectively, either reference to a published Landscape Character SPG, or reference to NRW LANDMAP (especially the Visual and Sensory assessment layer) should be made within this Policy or in the accompanying notes.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

4982

Object

Document Element: PSD1: Effective Design Solutions: Sustainability and Placemaking**Respondent:** Mr Havard Hughes**Summary:**

In our view, for policy point d) to work effectively, either reference to a published Landscape Character SPG, or reference to NRW LANDMAP (especially the Visual and Sensory assessment layer) should be made within this Policy or in the accompanying notes.

Change suggested by respondent:

Object. PSD1: Effective Design Solution: Sustainability and Placemaking. Policy point d) states 'Quality landscapes design solutions', this appears to be a typo where 'landscape' fits better. In our view, for policy point d) to work effectively, either reference to a published Landscape Character SPG, or reference to NRW LANDMAP (especially the Visual and Sensory assessment layer) should be made within this Policy or in the accompanying notes. This would benefit from explicitly stating that it applies to all development, including infrastructure, Renewable and Low Carbon developments, as well as buildings, transport, excavation sites, and smaller scale landscape proposals in the private and public realm.

Attachments: None

PSD3: Green and Blue Infrastructure Network

Support

Summary of representations:

The respondents consultation responses are summarised below.

Summary of representation changes to plan:

No change to the Plan.

Response:

Support welcomed

Action:

No action

5529

Support

Document Element: PSD3: Green and Blue Infrastructure Network

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Environment

Both Plans seek to ensure that their Plan areas natural and historic environment and landscape will be protected from inappropriate development and, where possible, enhanced.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

5601

Support

Document Element: PSD3: Green and Blue Infrastructure Network

Respondent: Dwr Cymru/Welsh Water

Summary:

PSD3: Green Infrastructure Network We welcome the provisions of this policy and the supporting text. The integration of SuDS as a Green Infrastructure asset is something that we are particularly supportive of.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Respondent considers the requirements of this policy to be too onerous, as set out in the summary below.

Summary of representation changes to plan:

Change policy.

Response:

Disagree. The policy requires that all planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions have been considered and accommodated as part of the proposed development. GBI focuses on the natural environment and how by creating a strong, well considered networks of green and blue corridors and spaces we can support adaption and resilience to climate change, conserve and improve biodiversity and contribute to the health and wellbeing of our communities. Green and Blue Infrastructure elements often go hand in hand, and the requirement to submit a Green Infrastructure Statement is the most appropriate method to incorporate all elements.

Action:

No Action.

4779

Object

Document Element: PSD3: Green and Blue Infrastructure Network

Respondent: The Home Builders Federation

Summary:

The Policy introduces requirements that are over and above National Policy, PPW11 and Future Wales, all of which only reference green infrastructure. Therefore they should not be included in the plan.

The policy requires a Green Infrastructure Statement to demonstrate Green and Blue Infrastructure this requires clarification.

The requirement for the policy to apply to all major developments is considered onerous and will be overly onerous on smaller developments.

Consider that many of the requirements of this policy are replicated in other policies such as Strategic Policy – SP 14

Change suggested by respondent:

Policy wording should be amended to split the green and blue infrastructure requirements and clarify what is required to be covered in any statement.

Suggest a threshold of 30 units for the requirement for a specific Statement to be submitted.

Attachments: None

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan if necessary

Response:

Comments noted.

It should be noted that given subsequent changes to Chapter 6 of PPW, a green and blue infrastructure statement will now be required on all planning applications (not just major developments).

Consideration will be required at the examination.

Action:

No action.

5739

Object

Document Element: PSD3: Green and Blue Infrastructure Network

Respondent: Natural Resources Wales

Summary:

We welcome the principle of 'multifunctionality by bringing green infrastructure functions together', in some circumstances securing wildlife interests would not be compatible with other Green and Blue Infrastructure (GBI) functions. However, to ensure the soundness of the plan in respect of Test 1 and having regard to national policy we advise the following amendments.

4. Maximise opportunities to achieve multi-functionality by integrating GBI functions to deliver combined objectives which benefit Biodiversity, Climate Change and Sustainability, Health and Wellbeing, Sense of Place, and Economy; and where this will not compromise the purpose of the GBI;
6. Where significant wildlife interests are associated with the site, GBI provides a resilient ecological network which adequately conserves the respective wildlife interests;
7. Avoid illumination of GBI provided for the purpose of wildlife conservation.

All planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions have been considered and accommodated as part of the proposed development particularly to conserve the site's biodiversity. As noted previously any design plans should involve native species of local provenance. Consideration of the end uses of the sites is needed regarding species e.g., hedgerow connectivity across a housing development would not benefit Dormice due to increase predation by household pets.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PSD3: Green and Blue Infrastructure Network, 11.301

Support

Summary of representations:

Support the commitment to produce a SPG.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5740

Support

Document Element: PSD3: Green and Blue Infrastructure Network, 11.301

Respondent: Natural Resources Wales

Summary:

11.301 We support the commitment to produce a SPG and would welcome the opportunity to be involved in the process.

Change suggested by respondent:

No change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

Support

Summary of representations:

Support the inclusion of policy PSD4- Green and Blue Infrastructure. However, they would like further clarity regarding the policy, in particular point 3.

Summary of representation changes to plan:

No change to the Plan

Response:

Comment noted. This matter will be further considered during examination. A dedicated SPG is expected to support this policy. This will aim to clarify issues such as what will classify as appropriate compensation, and what is considered as unavoidable in line with the requirement set out in Point 3 (i.e., maximising the retention, protection, and integration of such GBI assets).

Action:

No action

5741

Support

Document Element: PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

Respondent: Natural Resources Wales

Summary:

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

We support the inclusion of this policy and the recognition of the importance of protecting these features. During our previous discussions we have expressed concern that development of several allocated sites would not reflect your policy to retain and extend tree cover. This is concerning considering Welsh Governments (WG) recent declaration on Climate Change and biodiversity.

Point 3 states "Provide appropriate compensation planting for unavoidable loss of trees, woodlands, and hedgerows to deliver overall enhancement to extent and cover." We would welcome further details on this aspect.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Crynodeb o ymateb ymgynghoriad yr ymatebydd isod.

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Newid fel y nodir.

Change as set out.

Response:

Nodwyd y sylwadau

Comments noted.

Action:

Dim gweithredu

No action

5887

Object

Document Element: PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

Respondent: Cllr. Tyssul Evans

Summary:

Gorfodi tirfeddianwyr ac asiantaithiau i ofyn am hawl cynllunio i blannu degau o erwau o goed yn arbennig ar dir ffermydd mwyaf ffrwythlon Sir Gar. Derbynir fod yna dir o ansawdd gwael sydd yn addas i blannu coed arno ond dylid gwarchod ein tir mwyaf ffrwythlon er mwyn diogelu tir fydd yn gallu cynhyrchu bwydydd yn y dyfodol.

Force landowners and agents to seek planning permission to plant tens of acres of trees especially on Carmarthenshire's most fertile farmland. It is accepted that there is poor quality land suitable to plant trees on but our most fertile land should be protected to protect land that will be able to produce foods in the future.

Change suggested by respondent:

Newid fel y nodir

Change as set out.

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/5t7>

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.302**Support****Summary of representations:**

Consideration will be required at the examination.

Summary of representation changes to plan:

Amend the Plan if necessary

Response:

Consideration to the comment will be given when developing Supplementary Planning Guidance.

Action:

No action.

5742**Support**

Document Element: PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.302

Respondent: Natural Resources Wales

Summary:

11.302. It is important that the planting occurs in the right place with the right species and that it is not at detriment to existing valuable ecological habitat.

The South West Wales Area Statement recognises increasing woodland networks and having the right tree at the right place as important in achieving its theme of reducing the decline of and enhancing biodiversity. Management of woodland (along with grassland and peat) is also seen as a way forward in protecting our carbon sinks and mitigating and adapting to climate change. The plan and relevant supporting SPG's should reflect a commitment to support delivery of these goals embedded within the Area Statement.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.304**Support****Summary of representations:**

Consideration will be required at the examination.

Summary of representation changes to plan:

Amend if necessary.

Response:

Comments noted. Further information considered within the representation will be considered as part of any future Supplementary Planning Guidance.

Action:

No action

5743**Support**

Document Element: PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.304

Respondent: Natural Resources Wales

Summary:

11.304 Tree survey information should also include details of enhancement. Where new trees are to be planted management measures need to include a plan on how they will be protected and replaced should failure occur. There should be a commitment to an end product of mature long living trees.

Change suggested by respondent:

Amend if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.306

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend if necessary

Response:

Comments noted. Further information considered within the representation will be considered as part of any future Supplementary Planning Guidance.

Action:

No action

5744

Support

Document Element: PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows, 11.306

Respondent: Natural Resources Wales

Summary:

11.306 As well as being a native species they should be suitable for the location's conditions (soil/weather etc). We note the reference to unavoidable loss and that the 'Council will expect the applicant to make every reasonable effort to retain existing features'. It should be made clear that it is unacceptable for development sites to be cleared of vegetation until surveys have been completed and the habitats and species occupying the site understood. We are aware of circumstances when we have been consulted on developments and the site has already been cleared of all vegetation prior to any permission being granted.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

PSD5: Development and the Circular Economy

Support

Summary of representations:

Support for Policy PSD5: Development and the Circular Economy, see summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

5016

Support

Document Element: PSD5: Development and the Circular Economy

Respondent: Gwyn Stacey

Summary:

Highly support this policy. Requires a dedicated SPG to provide guidance, minimum standards and a framework for implementations and review. There are multiple organisations that can provide support on this, including Centre for Alternative Technology and WLGA. Please make contact if you wish to engage CAT as I am an employee.

Change suggested by respondent:

-

Attachments: None

Object

Summary of representations:

Remove requirement as set out in summary below.

Summary of representation changes to plan:

Remove requirement from Policy.

Response:

Disagree. Making best use of material resources and promoting the Circular Economy is a key principle within Planning Policy Wales. Choices about the use of material resources should be based on making the most appropriate and sustainable use of finite resources and promoting the principles of a circular economy. It is considered that the submission of a natural materials management plan through Policy PSD5 will be an appropriate method to facilitate these requirements.

Action:

No Action.

4777

Object

Document Element: PSD5: Development and the Circular Economy**Respondent:** The Home Builders Federation**Summary:**

Remove the requirement to require a 'natural materials management plan' as this is not supported by national policy.

Include these requirements in other policies in the plan such as PSD1.

Change suggested by respondent:

Rewording of and or clarification over what the policy requires in terms of formal documentation. However, HBF consider all of the identified asks could be included in the planning or the sustainability / placemaking statement, thus avoiding the need for another separate document.

Attachments: None**PSD7: Protection of Open Space**

Object

Summary of representations:

A number of similar representations requesting a reclassification for this site, the summaries for each are set out below.

Summary of representation changes to plan:

That the site be reclassified as public or community space under Policy PSD7.

Response:

Whilst the Plan does not identify areas specifically as public or community space, the identified open space provision in the County (as covered under Policy PSD7) is mapped and assessed within the Carmarthenshire Open Space Assessment. The site in question has not been identified within this assessment. Matter to be further considered at Examination.

Action:

No Action.

5684

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Jane Driver**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

Reclassify the above site as public or community space under Policy PSD7.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dy>

5688

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mr Mark Vickers**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

Reclassify the above site as public or community space under Policy PSD7.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dz>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dm>

5692

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Allan & Claire Rush**Petition:** 2 petitioners**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dj>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dk>

5696

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Ann Broom**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dx>

5704

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Dr John Studley**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dd>

email - redacted - <https://carmarthenshire.oc2.uk/a/6gb>

5714

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Rachel Sheppard**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5d8>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d9>

5700

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Gareth & Susan Williams**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5df>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dg>

5708

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Carmarthenshire County Council**Summary:**

NB the respondent fully supports the representations submitted by Dr John Studley – Secretary of the Tiryoed Campaign Group, and so the following summary replicates Rep 5204 of Dr Studley:
Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space. It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

rep letter - redacted - <https://carmarthenshire.oc2.uk/a/5dc>

5808

Object

Document Element: PSD7: Protection of Open Space

Respondent: Mrs Pauline Barker

Summary:

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cj>

5832

Object

Document Element: PSD7: Protection of Open Space

Respondent: Mrs Sarah Vickers

Summary:

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is emphasised that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cw>

5711

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Cllr. Kevin Madge**Summary:**

Request for the former allocation SeC10/h4 (in the First Deposit RLDP), not including the two frontage plots (AS2/064/006), be reclassified as public or community space under Policy PSD7: Protection of Open Space, and which could be used as a centre for well-being, conservation and recreation.

Change suggested by respondent:

That the above site be reclassified as public or community space under Policy PSD7.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dv>

email - redacted - <https://carmarthenshire.oc2.uk/a/5db>

Object

Summary of representations:

A number of similar representations requesting a reclassification for this site, the summaries for each are set out below.

Summary of representation changes to plan:

That the site be reclassified as public or community space under Policy PSD7.

Response:

Whilst the Plan does not identify areas specifically as public or community space, the identified open space provision in the County (as covered under Policy PSD7) is mapped and assessed within the Carmarthenshire Open Space Assessment. The site in question has not been identified within this assessment. Matter to be further considered at Examination.

Action:

No Action.

5685

Object

Document Element: PSD7: Protection of Open Space

Respondent: Mrs Jane Driver

Summary:

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified as public or community space] not be possible – refer to rep 5684.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dy>

5689

Object

Document Element: PSD7: Protection of Open Space

Respondent: Mr Mark Vickers

Summary:

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified as public or community space] not be possible – refer to rep 5688.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dz>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dm>

5693

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Allan & Claire Rush**Petition:** 2 petitioners**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5692.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dj>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dk>

5697

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Ann Broom**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5696.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5dh>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dx>

5701

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Gareth & Susan Williams**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5700.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5df>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dg>

5705

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Dr John Studley**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5704.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dd>

email - redacted - <https://carmarthenshire.oc2.uk/a/6gb>

5715

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Rachel Sheppard**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5714.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5d8>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d9>

5810

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Pauline Barker**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5808.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cj>

5709

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Carmarthenshire County Council**Summary:**

NB the respondent fully supports the representations submitted by Dr John Studley – Secretary of the Tiryoed Campaign Group, and so the following summary replicates Rep 5205 of Dr Studley:

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5708.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

rep letter - redacted - <https://carmarthenshire.oc2.uk/a/5dc>

5833

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Sarah Vickers**Summary:**

Request for an area of land in Glanamman (AS2/064/005) to be reclassified as public or community space under Policy PSD7: Protection of Open Space.

It is stated that this reclassification would meet the requirements of a number of RLDP policies, and that habitat conservation would be at the heart of what is proposed. Furthermore, it is stated that this project would invest in the local Community and provide much need facilities for all. The inward development would also create local sustainable jobs, benefit local business and bring a much needed boost to the local economy. It would also serve as a Community hub, allowing people to meet and interact.

It is emphasised that this request is a fall back position should their primary preference [that the former housing allocation SeC10/h4 be reclassified for well-being, conservation and recreation] not be possible – refer to rep 5832.

Change suggested by respondent:

That the site in question is reclassified as public or community space should their primary preference [referred to in the summary above] not be possible.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cw>

Support

Summary of representations:

General support for the protection of green spaces in Tycroes ward under Policy PSD7, as set out in the summary below.

Summary of representation changes to plan:

No change to Plan.

Response:

Support welcomed.

Action:

No Action

5535

Support

Document Element: PSD7: Protection of Open Space

Respondent: Cllr Tina Higgins

Summary:

General support for the protection of green spaces in Tycroes ward under Policy PSD7:

I fully support protecting of green space in Tycroes ward. All green spaces within the ward should be protected from development. Access to use these areas for recreational purposes is essential to the community to maintain and improve both physical and mental health well being. Nature is also a vital part of education.

Change suggested by respondent:

No change to Plan in respect of this general support, but other representations by the respondent refer to specific sites and have been dealt with separately.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wp>

Object

Summary of representations:

A number of similar representations have been received relating to the protection of former National Coal Board (NCB) land from development under Policy PSD7. The summaries for each are set out below.

Summary of representation changes to plan:

Protection of former National Coal Board (NCB) land from development, depending upon the individual representations summarised below.

Response:

Disagree. Matter to be further considered at Examination.

Action:

No Action.

4991

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Wendy Evans**Summary:**

Objection to PSD7 Protection of Open Space for the following reasons:

Site reference AS2/159/002. There is an error in the current LDP proposals map, the two strips of land identified in the attachments (off Heol Brown, Tycroes) formed part of the original conveyance of 1988 from the Coal Board.

These two parcels of land need to be placed outside the development limits and included as being protected from development. The land registry document attached confirms the registration of these two strips as being part of the main parkland; they therefore need to be protected from development under the protection of open space policy.

Change suggested by respondent:

Exclude two identified strips of land from development limits and protect from development under the open space policy.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/37w>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/586>

4983

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mr Clive Hanham**Summary:**

Objection to PSD7 Protection of Open Space for the following reasons:

Site reference AS2/159/002. The two parcels of land situated in Heol Brown (Tycroes) between No4 and No6 and alongside No8 form part of the conveyance of 1988 from the coal board, with specific covenants as to the future use of the land being specified as for "recreation and amenity". Any intended use other than the above to be notified to the coal board, and consent sought. The coal board have not been notified that these two parcels of land are now proposed to be included inside the LDP development limits.

Change suggested by respondent:

That the area in question be awarded the same status as the adjacent protected open space, and that the policy clarifies this position.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/57q>

4997

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Llanedi Community Council**Summary:**

Seeks amendment to open space annotation to include additional area in Tycroes - site reference AS2/159/002.

Change suggested by respondent:

Change to the the Plan to include additional land

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/584>

5145

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mr & Mrs D. & F Alexander**Petition:** 2 petitioners**Summary:**

Objection. Candidate Site SR/159/014 in Tycroes should be included as a recreation annotation under Policy PSD7. Reasons have been provided in previous consultations. The land in question was given by the NCB for recreation or amenity purposes to the people of Tycroes for the perpetuity period ending 2068.

Change suggested by respondent:

Include the site as a recreation annotation under Policy PSD7.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/5p9>

5444

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Julie Joseph**Summary:**

Site reference AS2/159/007 in Tycroes. Objection to two areas of land which should be protected from development under Policy PSD7:

The land in question was given to Tycroes (by NCB) in 1988 and the map of the area shows the land that was transferred to the community.

The 2 points of concern are:

1. The land between the park and the football pitch is an area that was transferred by the NCB and should be changed in the LDP to a green space/protected.
2. An area on Heol Brown - part now shows on the revised LDP plan as being developmental land whereas it should be a green/open space. There is access to the woodland from this strip and it's important that it remains in place.

Change suggested by respondent:

Annotations to be amended on the Revised LDP to reflect the former NCB land which was given to the Community by the NCB in 1988.

Attachments:

Supporting Map 1 - <https://carmarthenshire.oc2.uk/a/4hp>

Supporting Map 2 - <https://carmarthenshire.oc2.uk/a/4hq>

Supporting Map 3 - <https://carmarthenshire.oc2.uk/a/4xr>

Supporting Map 5 - <https://carmarthenshire.oc2.uk/a/4xs>

Supporting Map 4 - <https://carmarthenshire.oc2.uk/a/4xt>

Extract of Conveyance from NCB - <https://carmarthenshire.oc2.uk/a/4x4>

Extract of Conveyance from NCB - <https://carmarthenshire.oc2.uk/a/4x5>

Page 8 Extract from Conveyance from NCB - <https://carmarthenshire.oc2.uk/a/4x6>

email - redacted - <https://carmarthenshire.oc2.uk/a/5km>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5kn>

extract from conveyance - redacted - <https://carmarthenshire.oc2.uk/a/6g7>

5537

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Cllr Tina Higgins**Summary:**

Site reference AS2/159/002. Objection to Policy PSD7 in relation to a site (The woodland between Heol Brown and Hafod Road, Tycroes) that has not been identified / protected for recreation purposes:

The woodland is home to a variety of wildlife e.g. foxes and badgers. Sightings also include a rare butterfly and owls who nest there. Residents state that this land was a gift from the Coal Board to the village of Tycroes to be used for recreational purposes. Residents feel very strongly that this should remain as an area for recreational activities.

Access to this area would be from Hafod Road Tycroes which is a narrow lane. Another consideration is that permission to develop this land would need to be sought from the Coal Board.

Change suggested by respondent:

Allocate and protect the land for recreation purposes under Policy PSD7.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wp>

Object

Summary of representations:

Diogelu tir yr hen Fwrdd Glo Cenedlaethol rhag cael ei ddatblygu, fel y nodir yn y crynodeb isod.

(Protection of former National Coal Board land from development, as set out in the summary below).

Summary of representation changes to plan:

Gwarchod tir rhag datblygiad.

(Protection of land from development).

Response:

Anghytuno. Mater i'w ystyried ymhellach yn yr Archwiliad.

(Disagree. Matter to be further considered at Examination).

Action:

Dim Gweithredu.

(No Action).

5574

Object

Document Element: PSD7: Protection of Open Space**Respondent:** Mrs Rhian Wynne Jones**Summary:**

Ar Hydref 26, 1988 trosgwyddwyd y Bwrdd Glo, am bunt, y tir rhwng Heol Hafod a Heol Brown, sef ardal parc Tycroes, i bentref Tycroes a'i trigolion. Amodau'r gwethiant oedd bod y tir i'w defnyddio er lles a hamdden yn uni a roedd yr amodau yma i barhau am o leia wyth deg mlynedd, sef hyd at 2068.

Yn ogystal a'r parc chwarae a chwrt pel rhwyd / fasged mae ardal natur / coedwig yn rhan o'r tir yma. Mae llwybrau wedi eu datblygu, llwybrau sy'n addas ar gyfer defnyddwyr caderiau olwyn sy'n sicrhau cyngwysiad i bawb.

Mae disgyblion ysgol Tycroes yn dysgu am fyd natur trwy ymweld a'r ardal ac yn datblygu eu hymwybyddiaeth o gadwraeth a'u dyletswyddau i gynnal a chadw ein hardaloedd gwyrdd.

Mae'r ardal yma yn cynnig cyfle i bawb, o fewn y gymuned, i werthfawrogi ei hamgylchedd sef coed, planhigion, anifeiliad, adar a phryfed niferus, gan gynnwys rhai prin.

On 26 October, 1988 the Coal Board transferred, for a pound, the land between Hafod Road and Brown Road, which is the Tycroes Park area, to Tycroes Village and its residents, the conditions of the sale were that the land was to be used for welfare and recreation only and these conditions were to continue for at least eighty years, which is up to 2068.

In addition to the play park and the netball/basketball court there is a nature / forest area as part of this land. Paths have been developed, paths which are suitable for wheelchair users which ensures inclusion for all.

Pupils at Tycroes school learn about nature by visiting the area and develop their awareness of conservation and their duties to maintain our green areas.

This area offers an opportunity for everyone, within the community, to appreciate their environment which is trees, plants, animals, birds and numerous insects, including rare ones.

Change suggested by respondent:

Ni ddylid adeiladu ar y safle gwerthfawr yma – yn gyfreithiol ac yn foesol.

One should not build on this valuable site – on a legal and moral basis.

Attachments:

Translation - <https://carmarthenshire.oc2.uk/a/5ry>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5wd>

PSD8: Provision of New Open Space

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Include the site within the Plan

Response:

The Revised LDP has not allocated any new open space provision. However the Plan's general policies would not, in principle preclude any development for new amenity and open space from being considered.

Action:

No action

5414

Object

Document Element: PSD8: Provision of New Open Space

Respondent: Ms Roxane Lawrence

Summary:

Objection to the exclusion of a site for amenity and open space under Policy PSD8 (see also Rep 5413 which seeks the inclusion of an adjacent site for housing):

I seek the inclusion of field enclosures 0940, 2445 and 2616 to be included for amenity and open space, helping to reverse the decline and instead enhancing biodiversity.

Change suggested by respondent:

Allocate the site (comprising 3 field enclosures) for amenity and open space.

Attachments:

ISA - <https://carmarthenshire.oc2.uk/a/4pn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5zp>

PSD8: Provision of New Open Space, 11.333**Object****Summary of representations:**

The HBF asks for clarifications on why the Policy does not allow for adopting any new public open space as traditionally has been the case. The need for a private management company imposes an additional cost on the home owner and arguably is seen as a double payment of the Council Tax.

Summary of representation changes to plan:

No change to the plan.

Response:

A policy on the adoption of open space by the local authority is outside the remit of the Plan.

Action:

No action required.

4776**Object**

Document Element: PSD8: Provision of New Open Space, 11.333

Respondent: The Home Builders Federation

Summary:

The HBF asks for clarifications on why the Policy does not allow for adopting any new public open space as traditionally has been the case. The need for a private management company imposes an additional cost on the home owner and arguably is seen as a double payment of the Council Tax.

Change suggested by respondent:


Provide clarification on adoption of open space by the Council.

Attachments: None


PSD9: Advertisements, 11.335

Support


Summary of representations:

 The respondent hasn't submitted any supporting text.


Summary of representation changes to plan:

 No change

Response:

 Support welcomed.

Action:

 No action.


4618

Support


Document Element: PSD9: Advertisements, 11.335

Respondent: Mr Conor MacDonald

Summary:

 .The respondent hasn't submitted any supporting text.

Change suggested by respondent:

 No change specified.

Attachments: None

Light, 11.348

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments welcomed

Action:

No action

5745

Support

Document Element: Light, 11.348

Respondent: Natural Resources Wales

Summary:

11.348 We welcome the changes to this supporting paragraph which address the points made in our reply to the first deposit.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Air, 11.351**Object****Summary of representations:**

Respondent has a question regarding Air Quality Management Areas (AQMAs), as set out in the summary below.

Summary of representation changes to plan:

Requests that the Air Quality Management Areas (AQMAs) for Llandeilo appear as a layer on the interactive map.

Response:

The Air Quality Management Areas (AQMAs) appear as a layer on the RLDP interactive constraints map; the link for this is on the main RLDP page on the Council's website.

Action:

No Action.

5894**Object**

Document Element: Air, 11.351

Respondent: Llandeilo Town Council

Summary:

Why does the Air Quality Management Areas (AQMAs) for Llandeilo not appear as a layer on the interactive map?

Change suggested by respondent:

Requests that the Air Quality Management Areas (AQMAs) for Llandeilo appear as a layer on the interactive map.

Attachments:

MAP LDP.jpg - <https://carmarthenshire.oc2.uk/a/3r7>

Air, 11.356**Support****Summary of representations:**

Respondent comments on paragraph 11.356 and suggests revisions to wording, as set out within the summary below.

Summary of representation changes to plan:

Changes required.

Response:

Comments noted. Matters to be further considered at Examination.

Action:

To be further considered at Examination.

5746**Support**

Document Element: Air, 11.356

Respondent: Natural Resources Wales

Summary:

11.356 We welcome the inclusion of this paragraph which address our previous points regarding agricultural developments. We would advise that reference to 'intensive' agriculture and livestock units is removed to prevent confusion as the comments are applicable to all agricultural developments.

The content of the Chief Planning Officers letter of 12 June 2018 on intensive agriculture states "LPAs are advised to put in place appropriate policies in Local Development Plans in order to facilitate the sustainable consideration of this type of development." It should be made clear what the sensitive receptors are within the county and what will require buffering from such developments. Given that Carmarthenshire is a strong agricultural setting we question whether a specific policy is required.

We note you have included a policy on equestrian facilities (RD5) which from an environmental perspective tend to pose less risk when considering the discharges/emissions and wastes arising, cumulative impacts and water quality.

Change suggested by respondent:

Change to Plan if necessary.

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Air, 11.357**Object****Summary of representations:**

Respondent comments on the impending replacement of guidance referred to in this paragraph.

Summary of representation changes to plan:

Changes required, as necessary.

Response:

Comments noted. The adopted Plan will, as necessary, make reference to the latest national guidance at the time of adoption.

Action:

Matters to be addressed during the Examination.

5747**Object**

Document Element: Air, 11.357

Respondent: Natural Resources Wales

Summary:

11.357 We would advise you remove reference to our guidance GN021 as it is to be replaced shortly.

Change suggested by respondent:

Change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 13: Rural Development**Object****Summary of representations:**

The representations are summarised below.

Summary of representation changes to plan:

Amend the Plan.

Response:

The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of rural communities from a land use planning perspective. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies.

Action:

No action.

5857

Object

Document Element: Strategic Policy – SP 13: Rural Development**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

- “The Plan is committed to addressing and safeguarding the needs of rural communities” - the Plan does not address the needs of rural communities.
- The Rural Affairs Task Group states that: “There is of course a recognition of the need for sensitive consideration of a number of factors when looking at development in rural areas but the Task Group feels that current planning policy from Welsh Government does not give enough flexibility to enable development, based on local need, in our most rural communities.”
- While the preservation of the countryside is important, the policy “moth-balls” rural villages as static entities and “enhances” them by keeping them attractive to visit and view. The policies invite people to observe the attractive characteristics – culture, tradition, Welsh-language without attempting to develop these characteristics and make them sustainable.
- Sustainable transport policies are limiting the development of rural housing while they encourage extending the development of holiday accommodation. The travel footprint of weekly visitors to and around rural areas is not measured against the travel footprint of weekly activities of local residents.

CONSIDERATIONS:

1. To place rural communities at the heart of the Strategic Policy.
2. To provide “...enough flexibility to enable development, based on local need, in our most rural communities”.
3. To define “enhancement” in material terms as regards sustaining and developing the language, culture and heritage of our rural areas.

Change suggested by respondent:

Amend the Plan

Attachments:Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5912

Object

Document Element: Strategic Policy – SP 13: Rural Development**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- “The Plan is committed to addressing and safeguarding the needs of rural communities” - the Plan does not address the needs of rural communities.

- The Rural Affairs Task Group states that:

“There is of course a recognition of the need for sensitive consideration of a number of factors when looking at development in rural areas but the Task Group feels that current planning policy from Welsh Government does not give enough flexibility to enable development, based on local need, in our most rural communities.”

- While the preservation of the countryside is important, the policy “moth-balls” rural villages as static entities and “enhances” them by keeping them attractive to visit and view. The policies invite people to observe the attractive characteristics – culture, tradition, Welsh-language without attempting to develop these characteristics and make them sustainable.

- Sustainable transport policies are limiting the development of rural housing while they encourage extending the development of holiday accommodation. The travel footprint of weekly visitors to and around rural areas is not measured against the travel footprint of weekly activities of local residents.

CONSIDERATIONS:

1. To place rural communities at the heart of the Strategic Policy.
2. To provide “...enough flexibility to enable development, based on local need, in our most rural communities”.
3. To define “enhancement” in material terms as regards sustaining and developing the language, culture and heritage of our rural areas.

Change suggested by respondent:

- Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

- The representations are summarised below.

Summary of representation changes to plan:

- Amend the Plan.

Response:

The requirement for conclusive evidence of the need for a rural enterprise dwelling is not considered to be contrary to Technical Advice Note 6. However, the suitability of the wording and its compatibility with the aims of national policy can be given further consideration at the examination.

Comments are made in respect of the guidance set out in Technical Advice Note 6 and therefore are beyond the remit of the LDP.

Action:

- No action.

5858

Object

Document Element: Strategic Policy – SP 13: Rural Development**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

- The bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings in comparison with other housing categories. The amount of necessary evidence and the years required to compile data makes such applications prohibitive.
- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone. Families support rural enterprises in many other ways, not only through their employment on the site.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

CONSIDERATIONS:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise.

Change suggested by respondent:

Amend the Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5913

Object

Document Element: Strategic Policy – SP 13: Rural Development**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- The bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings in comparison with other housing categories. The amount of necessary evidence and the years required to compile data makes such applications prohibitive.
- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone. Families support rural enterprises in many other ways, not only through their employment on the site.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

CONSIDERATIONS:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

- Observations provided on the provision of the plan for young people in rural areas.

Summary of representation changes to plan:

- The plan should be led by local need.

Response:

- Comments are noted.

Action:

- No action.

5863

Object

Document Element: Strategic Policy – SP 13: Rural Development**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:****Observations:**

- The Task Group has analysed and attempted to address and evidence the critical issues referenced above.

However, it is apparent that the Local Development Plan continues to be led by national targets and regulations rather than by genuine local need.

WALES RURAL OBSERVATORY - 2013:

The Experiences and Aspirations of Young People in Rural Wales (2013) Housing availability and affordability - Young families' experiences of the local housing market in the study areas also indicated that the current planning system was considered too regulatory and rigid, and often hindered the development of simple solutions to rural housing needs.

The Experiences and Aspirations of Young People in Rural Wales (2013): Access to the decision-making process - There is growing awareness and interest among the public and policy-makers of the important and critical role that young people play in forming and sustaining sustainable communities. This is particularly crucial in terms of rural communities, where the ageing population trend is particularly marked and where there has been a steady decline in the proportion of the younger population. Despite this, young people are too often excluded from the decision-making process.

Observations:

- The conclusion of this study summarises the issues faced in our rural communities. Although this study was published in 2013 there is no evidence that these conclusions are considered in the development of planning policies.

Overarching comments with detailed comments set out in other representations.

Rural villages are not Still Photographs.

They create, motivate, initiate, provide and support like any other community.

It is imperative that the Future Wales National Plan 2040 and the Carmarthenshire Local Development Plan 2018 – 2033 acknowledge and respect the identity and function of our rural communities.

Change suggested by respondent:

- Amend the Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5918

Object

Document Element: Strategic Policy – SP 13: Rural Development**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- The Task Group has analysed and attempted to address and evidence the critical issues referenced above. However, it is apparent that the Local Development Plan continues to be led by national targets and regulations rather than by genuine local need.

WALES RURAL OBSERVATORY - 2013:

The Experiences and Aspirations of Young People in Rural Wales (2013) Housing availability and affordability - Young families' experiences of the local housing market in the study areas also indicated that the current planning system was considered too regulatory and rigid, and often hindered the development of simple solutions to rural housing needs.

The Experiences and Aspirations of Young People in Rural Wales (2013): Access to the decision-making process - There is growing awareness and interest among the public and policy-makers of the important and critical role that young people play in forming and sustaining sustainable communities. This is particularly crucial in terms of rural communities, where the ageing population trend is particularly marked and where there has been a steady decline in the proportion of the younger population. Despite this, young people are too often excluded from the decision-making process.

Observations:

- The conclusion of this study summarises the issues faced in our rural communities. Although this study was published in 2013 there is no evidence that these conclusions are considered in the development of planning policies.

Overarching comments with detailed comments set out in other representations.

Rural villages are not Still Photographs.

They create, motivate, initiate, provide and support like any other community.

It is imperative that the Future Wales National Plan 2040 and the Carmarthenshire Local Development Plan 2018 – 2033 acknowledge and respect the identity and function of our rural communities.

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

Notes that there is limited information available in respect of the number and prevalence of second homes and short term holiday lets and that the plan should consider introducing controls over second homes and short term holiday lets.

Summary of representation changes to plan:

It will take many years for the Amended Planning Use Classes (2022) legislation to impact on rural house prices and availability. The LDP should consider applying a short-term policy while a Register is being compiled so that some equity can be brought to residential housing availability in rural areas.

Response:

Further evidence is being prepared in relation to the number and spatial spread of second homes and short term holiday lets across Carmarthenshire. This will include an options appraisal of potential policy interventions including, but not limited to the use of Article 4 directions. It should be noted that a number of these sit outside the scope and remit of a Local Development Plan.

Action:

No action.

5868

Object

Document Element: Strategic Policy – SP 13: Rural Development

Respondent: Cllr. Carys Jones

Summary:

I wish to add the following points for consideration:

- a) Amended Planning Use Classes (2022) requires that planning permission is needed to change a residential dwelling to a holiday/second home. It is currently estimated that around 8% of Carmarthenshire homes are holiday homes/second homes, however, there is no evidence to substantiate this.
- b) Many rural settlements in Carmarthenshire are far heavier impacted by non-residential uses than can be evidenced at present. In Llansteffan village, for example, around 25% of family homes (excluding purpose-built holiday accommodation) are not used as Residential Dwellings. This information is only known locally, and is not held on any register.
- c) In order for planning applications under the new Amended Planning Use Classes to be correctly assessed, this local information must be gathered, collated and evidenced.
- d) If this information is not evidenced, further permissions for holiday/second homes may be granted in already saturated localities, or permissions may be refused in hereto non impacted areas.
- e) In order to execute policies within the LDP, Carmarthenshire must undertake to establish a Register of Uses of Homes in the county. Sensitive or heavily impacted areas must be identified as a priority, and all local resources used to compile the Register.

It will take many years for the Amended Planning Use Classes (2022) legislation to impact on rural house prices and availability. The LDP should consider applying a short-term policy while a Register is being compiled so that some equity can be brought to residential housing availability in rural areas.

Change suggested by respondent:

As set out in the summary.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/5t4>

The Rural Economy, 11.375

Object

Summary of representations:

Observations note that the bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings

- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

Summary of representation changes to plan:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise

Response:

The requirement for conclusive evidence of the need for a rural enterprise dwelling is not considered to be contrary to Technical Advice Note 6. However, the suitability of the wording and the policy's compatibility with the aims of national policy can be given further consideration at the examination. Some comments relate to the guidance set out in Technical Advice Note 6 and therefore are beyond the remit of the LDP.

Action:

No action.

5835

Object

Document Element: The Rural Economy, 11.375**Respondent:** Cllr. Hefin Jones**Summary:**

- The bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings in comparison with other housing categories. The amount of necessary evidence and the years required to compile data makes such applications prohibitive and is totally out of line with the detail required for an OPD.
- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone. Families support rural enterprises in many other ways, not only through their employment on the site.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

CONSIDERATIONS:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise

Change suggested by respondent:

As set out in the summary.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5cc>

Rural Enterprise Dwellings

Object

Summary of representations:

Observations note that the bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings

- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

Summary of representation changes to plan:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise

Response:

The requirement for conclusive evidence of the need for a rural enterprise dwelling is not considered to be contrary to Technical Advice Note 6. However, the suitability of the wording and the policy's compatibility with the aims of national policy can be given further consideration at the examination. Some comments relate to the guidance set out in Technical Advice Note 6 and therefore are beyond the remit of the LDP.

Action:

No action.

5291

Object

Document Element: Rural Enterprise Dwellings

Respondent: Llanarthne Community Council

Summary:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise

Change suggested by respondent:

Change to the Plan

Attachments:

Representation - redacted - <https://carmarthenshire.oc2.uk/a/6ty>

Rural Enterprise Dwellings, 11.379

Object

Summary of representations:

Observations note that the bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings

- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

Summary of representation changes to plan:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise

Response:

The requirement for conclusive evidence of the need for a rural enterprise dwelling is not considered to be contrary to Technical Advice Note 6. However, the suitability of the wording and the policy's compatibility with the aims of national policy can be given further consideration at the examination. Some comments relate to the guidance set out in Technical Advice Note 6 and therefore are beyond the remit of the LDP.

Action:

No action.

5469

Object

Document Element: Rural Enterprise Dwellings, 11.379

Respondent: Llanarthne Community Council

Summary:

The bar for proving “conclusive evidence of the need for the dwelling” is uniquely high for Rural Enterprise Dwellings in comparison with other housing categories. The amount of necessary evidence and the years required to compile data makes such applications prohibitive and is totally out of line with the detail required for an OPD.

- TAN6: 4.1.1 contradicts the lengthy and detailed restrictions placed on individuals and families attempting to remain in their local community.
- The need to live near a rural enterprise should not be assessed on the employment needs of the enterprise alone. Families support rural enterprises in many other ways, not only through their employment on the site.
- Families in alternative fields of employment who have strong ties to the site should be encouraged to remain within their traditional and cultural setting.

CONSIDERATIONS:

1. To bring the requirements of Rural Enterprise Dwellings in line with the requirements of all other housing requirements – including urban housing and One Planet Development housing.
2. To apply the same test of need for a rural enterprise dwelling as that for a dwelling on a One Planet site.
3. To recognise the potential contribution of Rural Enterprise Dwellings to the sustainability of language, culture and heritage.
4. To acknowledge that creating an additional dwelling on a rural enterprise site supports the business and family whether or not the residents are in the employment of the enterprise.

Change suggested by respondent:

Change to Plan

Attachments:

objection letter - redacted - <https://carmarthenshire.oc2.uk/a/5xg>

email - redacted - <https://carmarthenshire.oc2.uk/a/5xh>

Object

Summary of representations:

Mae'r sylwadau am weld diwygiadau i'w wneud yn haws i bobl iau i reoli busnesau fferm a chefnogi arallgyfeirio ar ffermydd sefydledig.

The comments seek amendments to make it simpler for younger people to manage farm businesses and to support diversification of established farms.

Summary of representation changes to plan:

Mae angen edrych yn fwy cymedrol ar 4 prawf Tan 6. Fe ddylai fod yn dderbyniol i leoli tŷ tu hwnt i clos y fferm.

A more modest look at 4 Tan 6 tests is needed. It should be acceptable to locate the house beyond the yard by now should be acceptable.

Response:

Mae'r sylwadau'n bennaf yn ymwneud â'r canllaw yn TAN6 yn hytrach na'r CDLI. Fodd bynnag, gellir rhoi ystyriaeth pellach i'r maes yma yn ystod yr Archwiliad i sicrhau bod geiriad y polisiau'n addas.

The comments mainly relate to the guidance in TAN6 rather than the LDP. However, further consideration could be given to this topic during the Examination to ensure that the wording of the policies is suitable.

Action:

Dim gweithredu.

No action.

5816

Object

Document Element: Rural Enterprise Dwellings, 11.379**Respondent:** Cllr. Jean Lewis**Summary:**

TAN 6: 4.1.1 Fel y nodwyd trwy bolisi cenedlaethol, mae angen annedd menter wledig lle maen galluogi gweithwyr menter wledig i fyw yn eu man gwaith neu'n agos ato. Mae hyn yn cynnwys annog pobl iau i reoli busnesau fferm a chefnogi arallgyfeirio ar ffermydd sefydledig. Gyda hynny mewn golwg, mae angen hwyluso'r broses ac edrych yn fwy cymedrol ar 4 prawf Tan 6 (Adran 3.4: 8, 9, 10, 11).

O ran adeiladu tai fferm, mae angen mynd i'r afael a lleoliad y tŷ. Mae'n afresymol erbyn hyn lleoli tŷ ar glos y fferm ac yn agos i ddomen slyri a'r anifeiliaid. Mae rhaid cofio bod clos y fferm yn gartref i beiriannau mawr ac anifeiliaid. Fel y gwyddom mae damweiniau erchyll yn digwydd ar glos y fferm. Dylai tŷ tu hwnt i'r clos erbyn hyn fod yn dderbyniol.

TAN 6: 4.1.1 As set out through national policy, a rural enterprise dwelling is required where rural enterprise workers are allowed to live in or near their place of work. This includes encouraging younger people to manage farm businesses and supporting diversification of established farms. With that in mind, the process needs to be expedited and a more modest look at 4 Tan 6 tests (Section 3.4: 8, 9, 10, 11).

When it comes to building farm houses, the location of the house needs to be addressed. It is now unreasonable to locate a house on the farm enclosure and close to a slurry dome and the animals. It must be remembered that the farm enclosure is home to large machinery and animals. As we know horrible accidents happen on the farm. A house beyond the yard by now should be acceptable.

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

Object

Summary of representations:

Rural Enterprise Dwellings: The interpretation of this policy needs to be expanded beyond traditional rural enterprise to include supporting individuals who make a positive social and or ecological impact in our rural landscape.

Summary of representation changes to plan:

Amend policy as noted in the summary.

Response:

The guidance relating to rural enterprise dwellings is largely set out in national planning policy through TAN6 and therefore is likely to be beyond the remit of the LDP. However, further consideration can be given to this topic during the examination to ensure that the wording within the Plan is suitable.

Action:

No action.

5945

Object

Document Element: Rural Enterprise Dwellings, 11.379**Respondent:** Gwyn Stacey**Petition:** 2 petitioners**Summary:**

Rural Enterprise Dwellings: The interpretation of this policy needs to be expanded beyond traditional rural enterprise to include supporting individuals who make a positive social and or ecological impact in our rural landscape.

Change suggested by respondent:

As set out in the summary

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/446>

RD1: Replacement Dwellings in the Open Countryside

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5498

Object

Document Element: RD1: Replacement Dwellings in the Open Countryside**Respondent:** JCR Planning Ltd**Agent:** JCR Planning Ltd**Summary:**

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

RD2: Conversion and Re-Use of Rural Buildings for Residential Use

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5499

Object

Document Element: RD2: Conversion and Re-Use of Rural Buildings for Residential Use

Respondent: JCR Planning Ltd

Agent: JCR Planning Ltd

Summary:

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Object

Summary of representations:

The summary of representations can be viewed below.

Summary of representation changes to plan:

1. To apply the same impact measurements of conversion to holiday cottages/barns on the open countryside as to conversion to residential cottages/barns in the open countryside.
2. To provide evidence of the carbon footprint benefit of tourist against that of residents.
3. To permit re-use/conversion of surplus rural buildings for residential use side by side with holiday use.

Response:

Comments noted. Further consideration can be given to amending the Policy at examination.

Action:

No action.

5859

Object

Document Element: RD2: Conversion and Re-Use of Rural Buildings for Residential Use**Respondent:** Cllr. Carys Jones**Petition:** 38 petitioners**Summary:**

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

- While RD2 permits the conversion of suitable rural buildings for residential use, the majority of these buildings lie outside the development limits of rural villages and therefore cannot be permitted as residential dwellings.
- This excludes a number of surplus farm buildings from being converted to homes for young local families, although they can be converted for holiday use.
- It is asserted that residential conversions for holiday use can contribute more to the local economy. Is there evidence that holiday accommodation contributes more to the local economy than residential families? This statement does not consider factors such as holiday accommodation being owned by individuals well outside the “local economy” and where the income goes directly out of the local area, county or country.
- It does not consider the contribution a residential family makes to the local economy on a daily, weekly and annual basis. A data-based study would provide evidence of this assertion.

CONSIDERATIONS:

1. To apply the same impact measurements of conversion to holiday cottages/barns on the open countryside as to conversion to residential cottages/barns in the open countryside.
2. To provide evidence of the carbon footprint benefit of tourist against that of residents.
3. To permit re-use/conversion of surplus rural buildings for residential use side by side with holiday use.

Change suggested by respondent:

Amend the Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5914

Object

Document Element: RD2: Conversion and Re-Use of Rural Buildings for Residential Use**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- While RD2 permits the conversion of suitable rural buildings for residential use, the majority of these buildings lie outside the development limits of rural villages and therefore cannot be permitted as residential dwellings.
- This excludes a number of surplus farm buildings from being converted to homes for young local families, although they can be converted for holiday use.
- It is asserted that residential conversions for holiday use can contribute more to the local economy.

Is there evidence that holiday accommodation contributes more to the local economy than residential families? This statement does not consider factors such as holiday accommodation being owned by individuals well outside the "local economy" and where the income goes directly out of the local area, county or country.

- It does not consider the contribution a residential family makes to the local economy on a daily, weekly and annual basis. A data-based study would provide evidence of this assertion.

CONSIDERATIONS:

1. To apply the same impact measurements of conversion to holiday cottages/barns on the open countryside as to conversion to residential cottages/barns in the open countryside.
2. To provide evidence of the carbon footprint benefit of tourist against that of residents.
3. To permit re-use/conversion of surplus rural buildings for residential use side by side with holiday use.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Object

Summary of representations:

At present you have to advertise the property on open market for 1 year before applying for planning and pay S106 contributions, which is not the case for holiday let.

Summary of representation changes to plan:

Amend policy.

Response:

The RLDP does not require advertising for a period of time. Consideration relating to commuted sums contributions will be considered at examination.

Action:

No action.

5767

Object

Document Element: RD2: Conversion and Re-Use of Rural Buildings for Residential Use

Respondent: Cllr Dorian Phillips

Summary:

Look at policy regarding converting Barn/ Commercial buildings to residential use. At present you have to advertise the property on open market for 1 year before applying for planning and pay Section 106 contributions. Where by if you applied for holiday let the above are waived.

Change suggested by respondent:

Amend Policy

Attachments:

Statement - <https://carmarthenshire.oc2.uk/a/5r8>

RD3: Farm Diversification

Object

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

Change the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5500

Object

Document Element: RD3: Farm Diversification

Respondent: JCR Planning Ltd

Agent: JCR Planning Ltd

Summary:

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Object

Summary of representations:

The summary of representations can be viewed below.

Summary of representation changes to plan:

1. To provide for local families who wish to remain in or return to their community to live and work in their rural area.
2. To examine the potential community benefit as a material consideration.
3. To provide more flexibility in the sources of income which contribute to a rural enterprise to allow spouses, partners and their progeny to remain in or return to their family homesteads.

Response:

Policy RD3 has been prepared in accordance with national policy and the criteria contained therein aims to build on this. The proposed amendments might not accord with the provisions of TAN6 however this can be given further consideration at examination to ensure a flexible and responsive policy is incorporated.

Action:

No action.

5862

Object

Document Element: RD3: Farm Diversification

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

- While diversification in rural areas is encouraged, the capacity for young families to live and work on rural sites outside development limits is severely restricted, bordering on the impossible. This is detrimental to the sustainability of village communities.
- Many farm diversification plans are thwarted at the outset due to their rural siting, thus falling under the myriad restrictions on development in the open countryside.
- The perceived negative aspects of potential development outweigh the likely positive impacts on community sustainability.

CONSIDERATIONS:

1. To provide for local families who wish to remain in or return to their community to live and work in their rural area.
2. To examine the potential community benefit as a material consideration.
3. To provide more flexibility in the sources of income which contribute to a rural enterprise to allow spouses, partners and their progeny to remain in or return to their family homesteads.

Change suggested by respondent:

Amend the Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5917

Object

Document Element: RD3: Farm Diversification**Respondent:** Cllr. Ken Howell**Summary:****Observations:**

- While diversification in rural areas is encouraged, the capacity for young families to live and work on rural sites outside development limits is severely restricted, bordering on the impossible. This is detrimental to the sustainability of village communities.
- Many farm diversification plans are thwarted at the outset due to their rural siting, thus falling under the myriad restrictions on development in the open countryside.
- The perceived negative aspects of potential development outweigh the likely positive impacts on community sustainability.

CONSIDERATIONS:

1. To provide for local families who wish to remain in or return to their community to live and work in their rural area.
2. To examine the potential community benefit as a material consideration.
3. To provide more flexibility in the sources of income which contribute to a rural enterprise to allow spouses, partners and their progeny to remain in or return to their family homesteads.

Change suggested by respondent:

Amend Plan

Attachments:email representation - <https://carmarthenshire.oc2.uk/a/4sp>**RD3: Farm Diversification, 11.393**

Object

Summary of representations:

Mae'r sylwadau'n nodi bod y gallu i deuluoedd ifanc fyw a gweithio ar safleoedd gwledig y tu allan i derfynau datblygu wedi'i gyfyngu'n ddifrifol.

The representation notes that the ability of young families to live and work in rural areas outside development limits is restricted.

Summary of representation changes to plan:

Dylid ystyried incwm y cartref ac nid yn unig incwm y busnes penodol gan bod hi'n cymryd blynyddoedd i sefydlu busnes. gwragedd, partneriaid a'u plant aros yn eu cartrefi teuluol neu ddychwelyd iddynt.

The household income and not only the income of the particular business should be considered as it takes years to set up a business. wives, partners and children stay in or return to their family homes.

Response:

Paratowyd Polisi RD3 yn unol â pholisi cenedlaethol ac mae'r meini prawf a gynhwysir ynddo yn anelu at adeiladu ar hyn. Mae'n bosibl na fydd y diwygiadau arfaethedig yn cyd-fynd â darpariaethau TAN6, fodd bynnag, gellir ystyried hyn ymhellach wrth archwilio er mwyn sicrhau bod polisi hyblyg ac ymatebol yn cael ei ymgorffori.

Policy RD3 has been prepared in accordance with national policy and the criteria contained therein aims to build on this. The proposed amendments might not accord with the provisions of TAN6 however this can be given further consideration at examination to ensure a flexible and responsive policy is incorporated.

Action:

Dim gweithredu.

No action.

5817

Object

Document Element: RD3: Farm Diversification, 11.393**Respondent:** Cllr. Jean Lewis**Summary:**

Tra bod arallgyfeirio mewn ardaloedd gwledig yn cael ei annog, mae'r gallu i deuluoedd ifanc fyw a gweithio ar safleoedd gwledig y tu allan i derfynau datblygu wedi'i gyfyngu'n ddifrifol. Mae hyn yn niweidiol i gynaliadwyedd cymunedau pentrefol.

Mae llawer o gynlluniau arallgyfeirio ffermydd yn cael eu rhwystro o'r cychwyn cyntaf oherwydd eu lleoliad gwledig, ac felly'n dod o dan y llu o gyfyngiadau ar ddatblygu yng nghefn gwlad agored.

Dylid ystyried incwm y cartref ac nid yn unig incwm y busnes penodol gan bod hi'n cymryd blynyddoedd i sefydlu busnes. gwragedd, partneriaid a'u plant aros yn eu cartrefi teuluol neu ddychwelyd iddynt

While diversification in rural areas is encouraged, the ability for young families to live and work on rural sites outside development limits is severely restricted. This is detrimental to the sustainability of village communities.

Many farm diversification schemes are blocked from the outset due to their rural location, and therefore fall under the myriad restrictions on development in the open countryside.

The household income and not only the income of the particular business should be considered as it takes years to set up a business. wives, partners and children stay in or return to their family homes

Change suggested by respondent:

Ni nodwyd unrhyw newid penodol.

No specific change noted.

Attachments:

Report - <https://carmarthenshire.oc2.uk/a/5st>

Submission - <https://carmarthenshire.oc2.uk/a/5s3>

email - redacted - <https://carmarthenshire.oc2.uk/a/5cx>

RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Change to the Plan

Response:

Disagree, it is uncertain as to what flexibility and clarification the respondent is seeking.

Action:

No action

5501

Object

Document Element: RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use

Respondent: JCR Planning Ltd

Agent: JCR Planning Ltd

Summary:

The policy does not provide sufficient flexibility and requires greater clarification.

Change suggested by respondent:

Amend the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5fn>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5fy>

Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments welcomed

Action:

No action

5532

Support

Document Element: Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment: Reasoned Justification: 11.409 In addition, and reflecting the duties placed upon Local Authorities, the Plan has regard to the National Park designation and the purpose for which it is designated, where it may affect the consideration of planning proposals.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment

Support

Summary of representations:

Welcomes the inclusion of Policy SP14: Maintaining and Enhancing the Natural Environment and acknowledges that a HRA has been undertaken to assess the impacts of the Plan on European Protected Sites (including the allocated sites).

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5748

Support

Document Element: Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment

Respondent: Natural Resources Wales

Summary:

- Strategic Policy - SP 14: Maintaining and Enhancing the Natural Environment

We welcome the principle of this policy and acknowledge that a HRA has been undertaken to assess the impacts of the Plan on European Protected Sites (including the allocated sites). Our detailed comments on the HRA are provided in Annex 2.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Objection to Policy SP14 because it fails to mention and designate Special Landscape Areas (SLAs), see detailed summary below.

Summary of representation changes to plan:

Amend policy.

Response:

The Plan seeks to recognise the high quality landscapes across the plan area and will be supported by a Landscape Character Assessment which will seek to characterise landscape importance and inform future decision making. Those areas currently identified as Special Landscape Areas will be fully considered as part of the Landscape Character Assessment. This will be prepared and published as Supplementary Planning Guidance for adoption concurrent with the Plan.

Action:

No change,

5245

Object

Document Element: Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment

Respondent: Amanda Kirk

Summary:

Objection to Policy SP14 because it fails to mention and designate Special Landscape Areas (SLAs):
The unique landscape, historic fabric, biodiversity and communities of the Tywi Valley are acknowledged in the current SLA and within NRW's Natural Landscape Character NLCA41 Tywi Valley. The area is of National and International significance. Without clear and ambitious policy and safeguarding, the area is vulnerable to inappropriate development including the pending application for extensive pylon construction by Bute Energy.

Change suggested by respondent:

Amend Policy.

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/64m>

Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment, 11.406

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments welcomed

Action:

No action

5749

Support

Document Element: Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment, 11.406

Respondent: Natural Resources Wales

Summary:

11.406 The WG's land use maps and previous habitat and species mapping undertaken by the Authority can provide valuable information for the protection and enhancement of connectivity. These should be used to provide some background data to ensure the links in and beyond Carmarthenshire are understood so that it is clear what needs protection and why.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

NE3: Corridors, Networks and Features of Distinctiveness

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend supporting text

Response:

Comments noted. Policy NE2 provides the clarity requested relating to exceptional circumstances.

Action:

No action

5750

Object

Document Element: NE3: Corridors, Networks and Features of Distinctiveness

Respondent: Natural Resources Wales

Summary:

The supporting text needs to provide clarity on the definition of exceptional circumstances in this context to ensure the robustness of the plan.

Change suggested by respondent:

Amend supporting text

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

NE4: Development within the Caeau Mynydd Mawr SPG Area

Support

Summary of representations:

Support for Policy NE4, as set out in the summary below.

Summary of representation changes to plan:

No Change.

Response:

Support welcomed.

Action:

No Action.

5751

Support

Document Element: NE4: Development within the Caeau Mynydd Mawr SPG Area

Respondent: Natural Resources Wales

Summary:

We support the inclusion of this policy and the supporting SPG. We welcome the commitment to prioritise contributions regarding the Caeau Mynydd Mawr SPG area, for the sites subject to the requirements of Policy NE4.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Include the site in question within the Caeau Mynydd Mawr SPG area, as set out in the summary below.

Summary of representation changes to plan:

No change.

Response:

The delineation of the Caeau Mynydd Mawr SPG area is based upon robust evidence. It is not considered appropriate to revise the area of coverage at this stage. Matter to be considered at Examination.

Action:

To be considered at Examination.

4993

Object

Document Element: NE4: Development within the Caeau Mynydd Mawr SPG Area

Respondent: Mrs Wendy Evans

Summary:

Objection to Policy NE4: Development within the Caeau Mynydd Mawr SPG Area for the following reasons:
 Site reference AS2/159/004. Land covered by candidate site SR/159/014 is included within a Coal Board Conveyance (in 1988) which contains covenants relating to the specific use of the land for the community's recreation or amenity. It should therefore be placed into the Caeau Mynydd Mawr SPG area which does allow for potential development, albeit with special conditions is in contravention of the appropriate covenant, which is stated in the conveyance as being for eighty years from the date of the original conveyance (20th October 1988), hence active until 2068.

Change suggested by respondent:

Place candidate site within the Caeau Mynydd Mawr SPG area.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/37w>

Representation Form - Redacted - <https://carmarthenshire.oc2.uk/a/586>

NE5: Coastal Management

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No action.

5514

Support

Document Element: NE5: Coastal Management**Respondent:** Pembrokeshire Coast National Park Authority**Agent:** Pembrokeshire Coast National Park Authority**Summary:**

Climate Change

The Authorities have a shared understanding of the need to plan for climate change and to mitigate its impacts and to provide for high quality design to ensure that new development is adaptable to climate change.

This National Park Authority supports the approach taken to future-proofing communities in light of predicted sea-level rise and the identification of a Coastal Change Management Area, supported by the South Wales Shoreline Management Plan.

Change suggested by respondent:

No change to the Plan

Attachments:Representation - <https://carmarthenshire.oc2.uk/a/4yq>email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>**NE5: Coastal Management, 11.429**

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change

Response:

Support welcomed

Action:

No action

5752

Support

Document Element: NE5: Coastal Management, 11.429**Respondent:** Natural Resources Wales**Summary:**

11.429 We welcome the change in wording in line with our previous response.

Change suggested by respondent:

No change to Plan

Attachments:Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

NE6: Coastal Development

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5515

Support

Document Element: NE6: Coastal Development

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Climate Change

The Authorities have a shared understanding of the need to plan for climate change and to mitigate its impacts and to provide for high quality design to ensure that new development is adaptable to climate change.

This National Park Authority supports the approach taken to future-proofing communities in light of predicted sea-level rise and the identification of a Coastal Change Management Area, supported by the South Wales Shoreline Management Plan.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

NE7: Coastal Change Management Area

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change

Response:

Support welcomed

Action:

No action

5516

Support

Document Element: NE7: Coastal Change Management Area

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Climate Change

The Authorities have a shared understanding of the need to plan for climate change and to mitigate its impacts and to provide for high quality design to ensure that new development is adaptable to climate change.

This National Park Authority supports the approach taken to future-proofing communities in light of predicted sea-level rise and the identification of a Coastal Change Management Area, supported by the South Wales Shoreline Management Plan.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

NE7: Coastal Change Management Area

1. New Residential Development

The policy states 'Proposals for any residential use within the CCMA will not be supported.' For robustness we advise the policy wording 'will not be supported' is changed to 'not be permitted' in line with the policy wording of the subsequent points.

Summary of representation changes to plan:

Amend Plan.

Response:

Changes to the policy will be discussed at examination.

Action:

To be discussed at examination.

5753

Object

Document Element: NE7: Coastal Change Management Area

Respondent: Natural Resources Wales

Summary:

NE7: Coastal Change Management Area

1. New Residential Development

The policy states 'Proposals for any residential use within the CCMA will not be supported.' For robustness we advise the policy wording 'will not be supported' is changed to 'not be permitted' in line with the policy wording of the subsequent points.

Change suggested by respondent:

Amend Policy wording

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

NE7: Coastal Change Management Area, 11.440**Object****Summary of representations:**

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the wording with paragraph 11.440

Response:

Comments noted. Consideration will be given to the wording at examination

Action:

No action.

5754**Object**

Document Element: NE7: Coastal Change Management Area, 11.440

Respondent: Natural Resources Wales

Summary:

11.440 For clarity, the supporting text requires strengthening in line with the policy to:
New residential development will not supported / not be permitted in the Coastal Change Management Area.

Change suggested by respondent:

Amend supporting text

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No action

Response:

Support welcomed

Action:

No action.

5524

Support

Document Element: Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Both plans have regard to the need to generate more electricity from renewable sources. Pembrokeshire Coast National Park Authority has a renewable energy strategy policy seeking the delivery of appropriate renewable energy developments.

Both Authorities implement joint guidance on assessing the cumulative impact of wind turbines.

It would be useful to confirm if Carmarthenshire intends to bring forward the Cumulative Impact of Turbine Guidance in the replacement Local Development Plan.

Carmarthenshire includes renewable energy as part of Strategic Policy 16: Climate Change (parts c and d), and both CCH1: Renewable Energy within Pre-Assessed Areas and Local search Areas and CCH": Renewable Energy Outside Pre-Assessed Areas and Local Search Areas. Whilst Pembrokeshire does not have Local Search Areas, these policies are broadly in line with this Authority's Renewable and Low Carbon Energy policy.

LSA for solar is shown on the Proposals map and it is considered that none of these are likely to have an impact on the Pembrokeshire Coast National Park.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change

Response:

Support welcomed

Action:

No action

5530

Support

Document Element: Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Environment

Both Plans seek to ensure that their Plan areas natural and historic environment and landscape will be protected from inappropriate development and, where possible, enhanced.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Respondents note additional requirements that should be set out in the plan, as set out in the observations and considerations set out below.

Summary of representation changes to plan:

Changes to the Plan to include considerations below.

Response:

Noted. The Plan includes a range of policies and provisions in relation to the reuse of historic buildings such as places of worship. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies. The additional suggestions set out in this representation are beyond the remit of the Plan.

Action:

No Action.

5861

Object

Document Element: Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

Respondent: Cllr. Carys Jones

Petition: 38 petitioners

Summary:

Submitted on behalf of all Plaid Cymru Councillors on Carmarthenshire County Council – April 2023

Observations:

- There is very little guidance on the functional re-use of chapels and churches in rural communities apart from their historic surroundings and facades.
- Many church and chapel buildings in rural areas are converted for holiday/second home use. This is not consistent with the interests of “local listing” to preserve the contextual integrity of the community asset.

CONSIDERATIONS:

1. To acknowledge that the LDP could include measures to assess, secure and re-use closed Places of Worship for the benefit of the community.
2. To encourage conversations between representatives of closing Places of Worship, planners and the community before disposal of the asset.
3. To consider placing covenants on Chapels and Churches being converted to dwellings to ensure they are permanent residential dwellings rather than second homes in order to protect the historic integrity of the building for the future.
4. To require that CADW exercises flexibility in its approach to the re-use of local historic assets so that they remain of value and interest to the community

Change suggested by respondent:

Amend the Plan

Attachments:

Letter - <https://carmarthenshire.oc2.uk/a/5sq>

5916

Object

Document Element: Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

Respondent: Cllr. Ken Howell

Summary:

Observations:

- There is very little guidance on the functional re-use of chapels and churches in rural communities apart from their historic surroundings and facades.
- Many church and chapel buildings in rural areas are converted for holiday/second home use. This is not consistent with the interests of “local listing” to preserve the contextual integrity of the community asset.

CONSIDERATIONS:

1. To acknowledge that the LDP could include measures to assess, secure and re-use closed Places of Worship for the benefit of the community.
2. To encourage conversations between representatives of closing Places of Worship, planners and the community before disposal of the asset.
3. To consider placing covenants on Chapels and Churches being converted to dwellings to ensure they are permanent residential dwellings rather than second homes in order to protect the historic integrity of the building for the future.
4. To require that CADW exercises flexibility in its approach to the re-use of local historic assets so that they remain of value and interest to the community

Change suggested by respondent:

Amend Plan

Attachments:

email representation - <https://carmarthenshire.oc2.uk/a/4sp>

Policy BHE1: Listed Buildings and Conservation Areas

Object

Summary of representations:

Objection to Policy BHE1 Listed Buildings and Conservation Areas as it remains unclear how the requirements of subsections 2 and 3 of this policy will be achieved.

Summary of representation changes to plan:

Clarify within the plan how the characteristics of conservation areas and listed buildings will be maintained using materials sympathetic to the area. Sources of indigenous building materials will be needed and reflected within the policies in the plan.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4959

Object

Document Element: Policy BHE1: Listed Buildings and Conservation Areas

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy BHE1: Listed Buildings and Conservation Areas:

It remains unclear how the requirements of subsections 2 and 3 of this policy will be achieved. Maintaining the characteristic fabric of these buildings and conservation areas routinely requires an indigenous supply of local stone and materials, sympathetic to the character of the area and its buildings. There are no policies within the plan supporting the development of indigenous sources of building stone/materials.

Change suggested by respondent:

Clarify within the plan how the characteristics of conservation areas and listed buildings will be maintained using materials sympathetic to the area. Sources of indigenous building materials will be needed and reflected within the policies in the plan.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Support

Summary of representations:

It is vital to control developments and ensure that they "preserve or enhance" the conservation status of buildings and the area.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4914

Support

Document Element: Policy BHE1: Listed Buildings and Conservation Areas**Respondent:** Mrs Rosalind Bellamy**Summary:**

It is vital to control developments and ensure that they "preserve or enhance" the conservation status of buildings and the area.

Change suggested by respondent:

No change.

Attachments: None**BHE2: Landscape Character****Mixed****Summary of representations:**

The respondents object to the removal of Special Landscape Areas from the Plan. A number of additional points are made and are summarised in the individual summaries below.

Summary of representation changes to plan:

Change the Plan as stated in the individual summaries.

Response:

The Plan seeks to recognise the high quality landscapes across the plan area and will be supported by a Landscape Character Assessment which will seek to characterise landscape importance and inform future decision making. Those areas currently identified as Special Landscape Areas will be fully considered as part of the Landscape Character Assessment. This will be prepared and published as Supplementary Planning Guidance for adoption concurrent with the Plan.

Action:

A Landscape Character Assessment will be prepared as Supplementary Planning Guidance to the Plan.

4985

Object**Document Element:** BHE2: Landscape Character**Respondent:** Mr Havard Hughes**Summary:**

A strong objection is raised, backed by significant local support, to the removal of Carmarthenshire's locally designated Special Landscape Areas within the Revised LDP. Carmarthenshire Residents Action Group's petition to maintain the Special Landscape Areas within the 2018-2033 LDP has raised 438 signatures, details of which are contained within Appendix 1 of the attached letter.

Change suggested by respondent:

The use of 'overall' in the policy substantively weakens its protection of the landscape character. We request that this word is removed. It is unclear in the current presentation of the policy if the onus is on the applicant to identify the landscape character of the 'local area' through their own assessment, or if NRW's LANDMAP data is to be used, or if the LPAs own Landscape Character SPG is to be used. This should be more explicitly set out and clarified. If the expectation is that the Landscape Character SPG is the baseline then it would be beneficial for this to be published in advance of the Revised LDPs adoption, preferably at the time of Examination. Reference to the Landscape Character Assessment should also be made in the Policy text.

It is also unclear where the key landscape views and vistas mentioned in point e. are set out, in order for them to be protected in the policy. If these are due to be identified in the Landscape Character SPG then, again, this would benefit publication prior to plan Examination.

We object to the Second Deposit LDP on the basis of the removal of the SLAs and request that SLAs are reintroduced into the Revised LDP, either as a standalone policy or that provision is made within the new Policy BHE2: Landscape Character.

This could be achieved by an amendment to Policy BHE2: Landscape Character to add wording as follows:

Proposals must take account of Carmarthenshire's locally designated Special Landscape Areas (as set out in Appendix X (Appendix 4 of the Current LDP) and shown on the Policies Map). Development proposals will only be permitted where there is no significant adverse impact, including cumulative impact, on the character and quality of the landscape. Development proposals should aim to protect and enhance the features for which the SLA has been designated.

Where appropriate, a Landscape Impact Assessment will be required to assess and justify the impact of the development on Landscape Character and/or the designated area.

In exceptional circumstances, where development is necessary and could result in a significant landscape impact, appropriate mitigation and enhancement measures should be provided, including the undergrounding of associated infrastructure where possible.

Our suggested wording is similar to the City of Swansea LDP which was successfully adopted following Examination in February 2019. Appendix 4 of the Current LDP would remain relevant to the Revised LDP and could be brought across, with edits as necessary to increase the robustness of the assessment of the area's character. SLAs could be added back into the Policies Map, with minor boundary edits as necessary.

Attachments:

CRAiG Response - <https://carmarthenshire.oc2.uk/a/6f3>

5611

Object

Document Element: BHE2: Landscape Character**Respondent:** Carmarthenshire Residents' Action Group**Agent:** Mr Havard Hughes**Summary:**

Objection to Policy BHE2 Landscape character:

A strong objection is raised, backed by significant local support, to the removal of Carmarthenshire's locally designated Special Landscape Areas within the Revised LDP. Objections are also raised with regard to the replacement landscape related policies in the second Deposit Revised LDP with materially weakened policies compared to the existing 2006-2021 LDP ('Current LDP'). The representation also raises concerns with regard to the assessment carried out in the ISA as it pertains to the Sustainability Objective on Landscape. Suggestions are put forward in respect of how the SLA policy should be reintroduced and / or that provision is made to reinforce the new Policy BHE2: Landscape Character.

Change suggested by respondent:

Reinstate Special Landscape Areas as set out in the current LDP.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

5836

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Gary Jones**Summary:**

It would be better to define the SLA areas (to include the existing SLA areas) within the second revised LDP(including a plan as an appendix to define the extent and location of each area) and to include as an appendix to the second revised LDP the characteristics and qualities assessed by way of each Land Character Assessment .By including reference in the revised LDP to the SCAs by way of a specific policy directive, this is likely to have more weight than an SPG. This will enshrine the SLAs within the LDP and confirm the assurance that the LCA designation and descriptions will be in place immediately upon adoption of the LDP and will be implemented without the possibility, inadvertently, of an interval between termination of SLAs and adoption of LCAs. Further there should be a consultation process to allow observation and comment as to the areas designated within LCAs and the characteristics and features recorded.

Change suggested by respondent:

Amend Policy

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5sd>

4625

Support

Document Element: BHE2: Landscape Character**Respondent:** Mrs Denise Thomas**Summary:**

As I currently live in a SLA, I want to register my opinion that it is essential that we maintain the character of the Towy Valley, in order that any future plans or developments are sympathetic to this beautiful rural area. This will ensure that the existing landscape and vistas are preserved

Change suggested by respondent:

Maintain the character of the Towy Valley.

Attachments: None

4627

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Mark Hadley**Summary:**

From looking at the new maps they do not appear to show the Towy Valley SLA. This should be shown on the maps as it is an important environmental corridor.

Change suggested by respondent:

SLA's need to be included in the maps.

Attachments: None

4642

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Veronika Hurbis**Summary:**

Special Landscape Areas are a way that anyone looking at plans/maps can recognise places and landscapes that are valued locally. These designations are crucial to a well informed planning decision, for example. Since you have already recognised these (18 areas) what has changed since the last LDP to warrant a removal?

There is no justification for the removal. In so doing, you have decided to NOT recognise and protect , and to NOT raise understanding and appreciation of the importance of these landscapes to our communities, visitors, and the wider public.

Change suggested by respondent:

Special Landscape designations MUST be included in the Plan. And the Plan must include an outline/explanation about the meaning of this designation.

Attachments:

SSSI_1441_SMS_EN00173ea - Summary in English.pdf - <https://carmarthenshire.oc2.uk/a/tpg>

Natural Resources Wales _ Find protected areas of land and sea MAPS INDEX.pdf -

<https://carmarthenshire.oc2.uk/a/tpj>

SAC_UK0013010_Sumset_Map001.pdf - <https://carmarthenshire.oc2.uk/a/tpx>

Afon_Tywi_Summary - SAC Map.pdf - <https://carmarthenshire.oc2.uk/a/tpj>

4644

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Veronika Hurbis**Summary:**

The new Local Development Plan removes the policy (Policy EQ6) which lists 18 special landscape areas.

Why?

Have these 18 special landscape areas been deemed to not be special anymore? When did that happen? How was this decision made?

Do the omissions mean that they no longer hold that designation?

How has this decision been made? Who made it? Was the public consulted?

Change suggested by respondent:

The revised plan has to re-instate, include, the 18 special landscape areas.

Attachments: None

4746

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs wilma rose**Summary:**

When we moved to this area over 10 years ago we agreed that we would never ever take our scenery for granted and always value and treasure the area in which we are fortunate enough to live, when we turn in to Talley Road from Llandeilo we head towards home and without fail we always say "wow, we live here" if this proposed plan goes ahead then it removes the wow not just for us but for numerous others both local and tourists.

We were under the impression the entire area was considered to be a local special landscape area?

Change suggested by respondent:

Special Landscape Areas to be reinstated as they were previously in the adopted LDP.

Attachments: None

4717

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Natalie Singh**Summary:**

Objection to Policy BHE2 because it fails to mention of Special Landscape Areas (SLAs). The current Carmarthenshire LDP has specific areas designated as an SLA, throughout the county. The revised plan, without mention of protecting SLAs, allows unwanted development - such as the plan to install Pylons, especially in the Tywi Valley - to go ahead more easily, without necessarily taking residents' feedback into account, or considering environmental factors etc.

You say 'protect and enhance the distinctive landscape' but this is not specific enough. Allowing pylons and wind turbines goes against everything you're saying here about protecting the character of this area.

Change suggested by respondent:

I would like the 18 Special Landscape Areas to be reinstated as they were previously.

Attachments:

email - <https://carmarthenshire.oc2.uk/a/3s3>

email - <https://carmarthenshire.oc2.uk/a/3s5>

Representation Form - <https://carmarthenshire.oc2.uk/a/54g>

LandMap Guidance - <https://carmarthenshire.oc2.uk/a/6dm>

4748

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Susan Brown**Summary:**

I object to the removal of the Special Landscape Area for the Tywi Valley. This is a beautiful valley of outstanding natural beauty, with historic significance. The SLA status which it currently holds gives it a bit of protection which subsequently brings tourism to the area. It also gives local people mental health support that the community can enjoy the delights of the countryside together. The area is rich in wildlife and flora. This should be upgraded to an Area of Outstanding Natural Beauty with immediate effect - not demoted allowing development to destroy it.

Change suggested by respondent:

The area should stay as a Special Landscape Area or be upgraded to an Area of Outstanding Natural Beauty with immediate effect and not have a time gap allowing detrimental development to take place.

Attachments: None

4749

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr David Heafield**Summary:**

The abolition of Special Landscapes from the plan provides an open door for development. The Towy Valley is a perfect example of an area of outstanding natural beauty that draws in tourists which in turn supports local economies and traders. The removal of the Special Landscapes provisions from the plan presents a massive risk to the key landscape view surrounding the Brecon Beacons and the entire Towy Valley that the primary transport route follows from Llandovery to Carmarthen.

Change suggested by respondent:

Special Landscapes designation should remain within the plan

Attachments: None

4750

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Andrea Nezhati**Summary:**

Objection to Policy BHE2 because it fails to mention Special Landscape Areas (SLAs):
 You should be doing your very best, on our behalf, to protect this local special landscape in the beautiful, historic Towy valley, not attempting to downgrade its status.
 The special landscape Areas should unequivocally be retained in the local development plan.
 This is the most precious of landscapes in Wales, we need to defend it.

Change suggested by respondent:

Special Landscape Areas to be reinstated as they were previously in the adopted LDP.

Attachments: None

4752

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Hewan Ormson**Summary:**

The SLA Policy should be retained. It is a safeguard against despoilation of areas of outstanding natural beauty and important wildlife habitats. I understand the policy will be replaced but by a weaker local plan policy which makes no provision for special landscapes. Other counties will retain their SLAs and so should Carmarthenshire even though there is no statutory requirement to designate them. I note that NRW has queried the lack of reference to SLAs and this gives weight to the argument for keeping them.

Change suggested by respondent:

SLA Policy must be retained so that SLAs are given extra protection and importance and so added weight when considering developments.

Attachments: None

4753

Object

Document Element: BHE2: Landscape Character**Respondent:** Miss Sally Hewes**Summary:**

I want the Tywi Valley to remain a Special landscape area. It's an iconic place with the residents and visitors alike recognising it's huge area of natural beauty. From so many vantage points the sweeping vistas gladden the hearts of everyone viewing them. To fail to protect this landscape will endanger its future as ever increasing pressures on the environment will mean those with a for-profit agenda would happily deface the valley towards their own ends.

Change suggested by respondent:

I want the Towy Valley reinstated as a Special Landscape Area.

Attachments: None

4758

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Hendrik Smit**Summary:**

The criteria that define a Special Landscape Area (SLA) have been diluted in this consultation. This could mean that our previous Towy Valley is demoted when in fact it should be an AONB!!

Change suggested by respondent:

The criteria that define a Special Landscape Area (SLA) have been diluted in this consultation. This could mean that our previous Towy Valley is demoted when in fact it should be an AONB!!

Hence its retention in the Local Development Plan is ESSENTIAL, as it is for ALL 18 SLAs!!!

Attachments: None

4762

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Christoph Fischer**Summary:**

Special Landscapes Areas are vital to recognise areas worth preserving for future generations. Without their legal protection we risk irreversibly losing them to short sighted planning. We must progress as society but also preserve and keep certain things untouched.

Change suggested by respondent:

I'm asking for the retention of all 18 Special Landscape Areas.

Attachments: None

4794

Object

Document Element: BHE2: Landscape Character**Respondent:** Doug Norman**Summary:**

BEH2 – specifically an objection to the removal of Special Landscape Areas (SLAs) from the LDP.

Change suggested by respondent:

Change to the Plan

Attachments: None

4809

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Robert Evans**Summary:**

I am responding about the removal of the Special Landscape Areas (SLAs).

I attended the Llangadog consultation but was not convinced by the explanation given for the removal of the SLAs and suggest that, since the landscape is one of the county's greatest assets, urgent consideration is given to their reinstatement.

Change suggested by respondent:

Change to the Plan and re-instate SLAs

Attachments: None

4815

Object

Document Element: BHE2: Landscape Character**Respondent:** Rosemary Williams**Summary:**

I feel that our area should be preserved as a special landscape area and area of outstanding natural beauty. The wildlife should be protected and not threatened by corporate companies who wish to destroy the landscape for profit in the name of producing green energy.

Change suggested by respondent:

Preserve our beautiful countryside and wildlife.

Attachments: None

4816

Object

Document Element: BHE2: Landscape Character

Respondent: Mr Peter Lee-Thompson

Summary:

I do not feel that the current protections are strong enough or that they are given sufficient weight when compared to other events of the plan.

Change suggested by respondent:

Further legal protections should be sought for distinctive areas of the Towy Vally, this could include an ANOB or similar designation. This would ensure strong protections for highly valued landscapes and historic sites which are currently overlooked.

Attachments: None

4871

Object

Document Element: BHE2: Landscape Character

Respondent: Miss Carys Jones

Summary:

I do not agree that the Tywi valley special landscape classification, that they should be removed from the local development plan. This status gives the valley protection against pylons.

Change suggested by respondent:

The area should become and area of natural beauty to protect it!!

Attachments: None

4862

Object

Document Element: BHE2: Landscape Character**Respondent:** Dr Rhys ap Ielwyn PHILLIPS**Summary:**

I wish to support the retention of Special Landscape Areas in the Carmarthenshire Development Plan. Although not as good a planning protection as the status of Area of Outstanding Natural Beauty their presence as a part of Carmarthenshire County Council Planning Policy at least indicates to developers where visual impact is particularly valued.

The landscape of Carmarthenshire, in particular that surrounding the Tywi valley, is widely admired but clearly it is taken for granted. With the speed of advances in construction technology and the pressure of economic change its landscape heritage needs protection now more than ever.

Change suggested by respondent:

A particular economic benefit for the few can undermine the economic and social benefits to the many when the natural features of local landscape are despoiled with resultant loss of status as a beautiful place to enjoy.

Innovation and technology has greatly increased the ability to erect very substantial structures in new locations with an ease and economy that would astonish previous generations. This results in the presence of buildings or structures being erected in unexpected places that would never previously have been seen as requiring particular protection as such structures would never have been considered practical or feasible.

The retention of Special Landscape Areas increases transparency in the planning process ultimately leading to cost efficiencies on behalf of both developers and the local authority by emphasising that the appearance of these areas are of particular concern to the citizens of Carmarthenshire.

Attachments: None

4879

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Ieuan Davies**Summary:**

Welsh Govt have declared nature, climate and biodiversity emergencies. Reducing the protection of our landscapes will enable development to occur, further eroding the value of those landscapes - if we don't like to be within them then we won't want to protect them

Change suggested by respondent:

The plan should strengthen the protection of the landscape in order to protect our cultural heritage and identity.

Attachments: None

4881

Object

Document Element: BHE2: Landscape Character**Respondent:** Jackie Joyce**Summary:**

Towy Valley is steeped in Welsh history and culture and The Council, is one of many custodians of this special area and should equip itself with policies that seek to enhance and protect these very special places. Retain the SLAs in the LDP, after all, an effective policy regime will enable the Council to be a good honest custodian of our beautiful and precious landscapes.

We need equivalent policies, regulation etc as those that currently exist to protect listed buildings and their development and conservation to apply to our wider cultural and historic landscapes.

Change suggested by respondent:

All SLAs need to be retained. The council need to actively and purposely pursue the creation of Areas of Outstanding National Beauty, after all this is why people love living here and visiting. Thus it makes sense to protect what we love about our beautiful historic landscapes.

Attachments: None

4906

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Robert Lankester**Summary:**

I think it is wrong for the Special Landscape Areas to be removed. The existing protections for important landscape areas in Carmarthenshire are vital to ensure that this special characteristics are not undermined or damaged.

Change suggested by respondent:

Special Landscape Areas must be preserved in the new Local Development Plan.

Attachments: None

4913

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Rosalind Bellamy**Summary:**

Removing the Special Landscape Areas may allow unwanted development in the countryside.

Change suggested by respondent:

Retain the 18 Special Landscape Areas to give more protection to the countryside, as this benefits the tourism and leisure economy.

Look at claiming AONB status for parts of this county such as the Tywi and Cothi valleys.

Attachments: None

4931

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr DALJIT SINGH**Summary:**

Special Landscape Areas (SLAs) should be protected as they conserve not only the visual impact, but also from an ecological point of view will prevent 'Blots on the Landscape' such as Pylons! or even onshore wind farms, where these should be off-shored.

These SLAs should not be open to exploitation for 'short term profits'. a more responsible longer term view needs to be taken to safeguard these areas for subsequent generations, especially in view of the many years of investment of time, effort and personal wealth where landowners have cared for this land.

Change suggested by respondent:

Special Landscape Areas like the Towy Valley and all the other 17 SLAs should not only be retained, but enhanced to ensure every aspect of the criterion is protected.

Attachments: None

4935

Object

Document Element: BHE2: Landscape Character**Respondent:** Ms Clare Bishop**Summary:**

I am concerned about the potential removal of the special landscape area designation from the LDP. The SLAs give protection within the Council's planning system to unsuitable development within these areas. In the absence of detailed information about the new land development policy, such areas could be vulnerable to inappropriate pressure for development.

Change suggested by respondent:

Retain all 18 special landscape areas to recognise the high value and unique beauty of the landscapes in these areas.

Attachments: None

4936

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Julie Williams**Summary:**

As a resident of the Tywi Valley I wish to strongly express my view that the Tywi Valley should be designated as an AONB and retained in the Local Development Plan. The habitat is rich in biodiversity and a special natural environment which is vital for both wellbeing of residents and for tourism. It has historical significance with part of the area in a National Park and the Coed Tregib an important visitor area. The planned cycle track evidences its significance and it is surprising that it has not yet been recognised as an area with protected status.

Change suggested by respondent:

Recognise that the Tywi Valley needs protected status in the LDP.

Attachments: None

4957

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Diana Hatcher**Summary:**

The retention of this as a Special Landscape Area is vital to the spiritual and mental well being of current and future residents of and visitors to the town and surrounds of Llandovery, as it has been to countless previous generations throughout its illustrious history, certainly even before the Roman Occupation. By so doing you will ensure that Welsh culture is proudly handed on and will flourish. Without this status here the only way forward is decline, destruction and decay.

Change suggested by respondent:

1. Retain this as a Special Landscape area. If previously considered Special why not now when beauty, tranquility and wonder are in such short supply?
2. Re Consider the retention of all other 17 Special Landscape Areas.
3. Protect these as key landscape views and vistas. Essential to the Welsh culture that has been and is to be handed down through the history of time.

Attachments: None

4972

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Neil Sargent**Summary:**

The proposed LDP has excluded the Special Landscape Areas (SLAs) that are currently defined.

It has been indicated by Councillors that this is because the SLAs do not provide "concrete" protection against undesirable development.

However they do offer some protection and can be used by local planning committees to oppose unsuitable development and to help to preserve the special characteristics of these areas.

It would be absurd to remove the limited protection provided and replace it with no protection at all.

These areas are under dire threat from mobile network and wind farm development and need MORE protection, not less.

Change suggested by respondent:

The Special Landscape Areas should be retained as an important element of the LDP.

Attachments: None

5004**Object****Document Element:** BHE2: Landscape Character**Respondent:** Mr Eirian Edwards**Summary:**

I strongly believe that the Special Landscape Areas should be kept, and I worry that without this protection many of our beautiful areas could be exploited by wind and solar farm developers. This has become an urgent issue in the SLA designated Tywi valley, with proposals by Bute Energy / GreenGen to construct massive metal pylons from New Radnor to Llandyfaelog.

There may well be a gap between replacing this Special status with something else that could potentially allow these developers to push through their planning proposal.

Change suggested by respondent:

This plan should be changed immediately to retain these Special Landscape Areas. It is plain common sense to keep this in place until it is seamlessly superceded, if necessary, by an equivalent designation.

Attachments: None**4974****Object****Document Element:** BHE2: Landscape Character**Respondent:** Ms Rachel Maddan**Summary:**

- I object to removing SLA designations in the proposed revisions to the LDP for all 18 SLA regions currently protected, as it would de-prioritise the protection of the landscape in planning decisions. - It's concerning this coincides with Bute/GreenGen Towy Usk proposals for a network of pylons/potential windfarms. Removing SLA designations while pylons are being proposed indicates to residents the Council is paving the way to approve pylons, as they will not contradict removed SLAs. - Although SLAs express policy positions not full statutory protections, they nevertheless remain important expressions of planning policy decisions, as NRW have indicated in their concerns.

Change suggested by respondent:

The Special Landscape Area designations should be kept in the Local Development Plan for all 18 SLA regions currently protected. This would reassure Carmarthenshire residents that the Council are formally committed to the objective of protecting the aesthetic beauty of our unique historical and natural landscape, as an evidenced, formal policy position of the council. It Would also demonstrate a joined-up, long-term approach that recognises the beauty of the area is inherently linked to the Carmarthenshire's economic strategy based on leisure and tourism. Otherwise, our area will be at risk of costly and wasteful retrospective investment in 'future landscape enhancement' projects after aesthetically damaging developments (e.g. pylons network), as is currently the case in the Dwyryd Estuary and North Wessex Downs.

Attachments: None

5182

Object

Document Element: BHE2: Landscape Character**Respondent:** Llangadog Community Council**Summary:**

On checking the current Revised Local Development Plan, it was clear that the Special Landscape Areas in the LDP, for Llangadog had been omitted? And not only omitted for the Llangadog area but omitted on all of the original 18 areas in the previous LDP. On questioning the reasons as to why, it was given that the SLAs would be “ replaced with policy BHE2- intended to maintain, protect and where appropriate enhance the character and quality of the landscape – The intention is to strengthen our policies on landscapes.”

Change suggested by respondent:

Include SLAs in the Plan

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/69f>

statement - redacted - <https://carmarthenshire.oc2.uk/a/69g>

letter - redacted - <https://carmarthenshire.oc2.uk/a/6fq>

4994

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr Havard Hughes**Summary:**

Carmarthenshire Residents' Action Group: Representations to the public consultation of the Second Deposit Revised Carmarthenshire Local Development Plan 2018-2033 and the Integrated Sustainability Assessment.

[The details of the objection are contained within the main representation. The main objection being to the removal of the SLA designations from the LDP]

Change suggested by respondent:

The removal of the SLA designations from the LDP cannot but be an adverse change. The failure to take account of this substantive change and substantiate why this is not a significant weakening of the LDP from its current form is of great concern.

We encourage Carmarthenshire's Forward Planning Department to set this right before the LDP is examined and re-introduce the SLA designations into the Plan to address the issues raised in this letter, re-providing a substantive part of the means to protect and enhance our outstanding and high valued landscapes for future generations.

Please see letter in full as attached.

Attachments:

CRAiG Response - <https://carmarthenshire.oc2.uk/a/6f4>

4995

Object

Document Element: BHE2: Landscape Character**Respondent:** Miss Elissa Aldous-Hughes**Summary:**

Removing the SLA status for all of Carmarthenshire's 18 SLAs has no obvious explanation or grounds and instead leaves these special areas unprotected and open to unsuitable and insensitive planning developments. Why are Carmarthenshire's councillors abandoning this important recognition and protection of Carmarthenshire's ecology, biodiversity, heritage, tourism, employment, farming and residential factors?

Change suggested by respondent:

The 18 Special Landscape Areas should be reinstated in the LDP and more detailed and nuanced rules put into place to manage the competing desires of renewable energy production and the ecological, heritage, tourism, employment, farming and residential needs. If a new alternative form of landscape protection is desired this should be devised, created and approved alongside the adoption of this LDP, not afterwards to avoid areas being left without protection in the meantime. Full disclosure of why areas are and aren't selected should be provided.

Attachments: None

5395

Object

Document Element: BHE2: Landscape Character**Respondent:** Kate Glanville**Summary:**

I just want to express my concern that the new LDP (BHE2) makes no provision for special landscape areas. I live in the valley which is rich in wildlife, beautiful scenery & historical sites. I do not want to see this spoiled by new units with developments or structures like electricity pylons. It will not only spoil the landscape & environment but also be disruptive to the tourism in the area that many people's businesses depend on

Change suggested by respondent:

Amend plan to include SLAs

Attachments:Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5mg>

5010

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Nicola Edwards**Summary:**

It concerns me that CCC has allowed a window of opportunity for inappropriate planning detrimental to our area by removing the Special Landscape Area status, especially as there is a threat to our landscape by Bute/Green Gen Cymru who may capitalise on an opportunity which would harm our landscape. I object to removing SLA designations in the proposed revisions to the LDP for all 18 SLA regions currently protected.

Although SLAs express policy positions not full statutory protections, they nevertheless remain important expressions of planning policy decisions, as NRW have indicated in their concerns.

Change suggested by respondent:

The Special Landscape Area designations should be kept in the Local Development Plan for all 18 SLA regions currently protected. This would reassure Carmarthenshire residents that the Council are formally committed to the objective of protecting the aesthetic beauty of our unique historical and natural landscape, as an evidenced, formal policy position of the council. It Would also demonstrate a joined-up, long-term approach that recognises the beauty of the area is inherently linked to the Carmarthenshire's economic strategy based on leisure and tourism. Otherwise, our area will be at risk of costly and wasteful retrospective investment in 'future landscape enhancement' projects after aesthetically damaging developments (e.g. pylons network), as is currently the case with the National Grid in the Dwyrdd Estuary.

Attachments: None

5017

Object

Document Element: BHE2: Landscape Character**Respondent:** Miss Tara-Jane Sutcliffe**Summary:**

I object to weakening of landscape protection through removal of the Special Landscape Area designations contained in the 2006-2021 Local Development Plan.

I further submit that the plan-making process is unsound – lacking transparency with an absence of explanation or justification of the decision.

Change suggested by respondent:

I request that the 18 Special Landscape Areas are reincorporated into the Revised LDP before adoption.

Attachments:

LDP letter of objection.pdf - <https://carmarthenshire.oc2.uk/a/37k>

5246

Object

Document Element: BHE2: Landscape Character**Respondent:** Tamsin Law**Summary:**

Due to concerns over the removal of Special Landscape Areas from the 2nd Deposit rLDP (rLDP2) and the potential harmful impact this would have on these unique landscapes.

Change suggested by respondent:

Amend Plan

Attachments: None

5624

Object

Document Element: BHE2: Landscape Character**Respondent:** Miss Tara-Jane Sutcliffe**Summary:**

The respondent objects to the removal of Special Landscape Areas (SLAs) from the Revised LDP and requests that Carmarthenshire county Council makes public the evidence base for this fundamental policy change. The respondent requests that SLAs are reincorporated into the Revised LDP before adoption.

Change suggested by respondent:

Amend policy

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5ws>

email - redacted - <https://carmarthenshire.oc2.uk/a/5wt>

5801

Object

Document Element: BHE2: Landscape Character**Respondent:** Patricia Morgan-Black**Summary:**

Objection to Policy BHE2 for the following reasons:

It is important the any planning documents or decisions reflect the need to protect the countryside and enhance its beauty not open it up to development, such as the installation of Pylons in the Towy Valley to transport electricity, which is likely to impact the tourism potential of the area. [In regard to] the potential weakening of the Towy Valley status [through the removal of Special landscape area status], the LA must consider the full environmental and economic impact of development. For example the transportation of electricity from the Welsh Boarder to Carmarthen could be installed at ground level along the existing railway line.

Change suggested by respondent:

Although not specifically stated, through reference to the "potential weakening of the Towy Valley status" it is implied that the Special Landscape Area status be retained for the Towy Valley.

Attachments:

ISA - redacted - <https://carmarthenshire.oc2.uk/a/5cy>

survey - redacted - <https://carmarthenshire.oc2.uk/a/5cp>

Mixed

Summary of representations:

The respondents seek a change to the Plan, see individual summaries for detail.

Summary of representation changes to plan:

A change to the Plan / No pylons in the County / Request the Towy Valley is designated an Area of Outstanding Natural Beauty.

Response:

This is a matter beyond the remit of the Plan.

Action:

No action.

4628

Support

Document Element: BHE2: Landscape Character

Respondent: J Anderson

Summary:

I do not want electricity pylons down the Towy valley. Please put the lines underground.

Change suggested by respondent:

No change is specified.

Attachments: None

4745

Object

Document Element: BHE2: Landscape Character

Respondent: Mr Alan Barnard

Summary:

The Towy valley must be protected from inappropriate overhead pylon lines that will proliferate from the many proposed and future wind farms. A holistic approach is necessary so that the impact on the beautiful Welsh countryside can be minimised and preserved for locals and tourism. We need to provide large underground grid connections that can be shared using the shortest routes ie bisecting the Brecon Becons so that we can have green energy without destroying the countryside.

Change suggested by respondent:

The Towy valley needs to be designated as an AONB because it surely is.

Attachments: None

4747

Object

Document Element: BHE2: Landscape Character

Respondent: Mr Malcolm Rose

Summary:

The Towy Valley has long been described as an area of outstanding natural beauty and, as such, was safeguarded by councils from any form of construction which would impact this. The plan to construct a range of pylons throughout the valley is not only detrimental to the natural beauty of the area but infringes any safeguards originally put in place. There is an option available to the constructors for cabling to be installed underground, thereby removing any visual impact upon the area in question. This option should be given serious consideration and preferred as an option to the current proposal.

Change suggested by respondent:

Selection of an underground installation of cables should be the preferred option, thereby removing a potential blight on the landscape.

Attachments: None

4755

Object

Document Element: BHE2: Landscape Character

Respondent: Mr Colin Evans

Summary:

Objection to Policy BHE2 for the following reasons:

I have lived in the Towy all my life (59 years) and over that time there has been no significant change to the landscape. I feel that we are caretakers here for but a short time and during this time it our duty to look after and cherish what we have. The beauty of this area provide income through tourism which in turn helps to keep the younger generation in the area and communities together. If we allow developers to line their pockets to the detriment of our heritage we should be ashamed.

Change suggested by respondent:

Renewable energy is important but all future necessary infrastructure should be underground where the technology exists or not at all if it alters our landscape.

Attachments: None

4780

Object

Document Element: BHE2: Landscape Character**Respondent:** Mrs Penny Thomas**Summary:**

See response from Cllr. Fiona Walter 21/03/2023 assuring constituents that changes to this policy are designed to further protect the Tywi valley from commercialisation / development. Please confirm how and why this is the case

Our community is keen to ensure that this protection is not down graded because we have a PEDW decision which upheld a council Enforcement order on a site which may be included in the pylon route. If this enforcement decision is not undermined then the permission for pylons will be far more difficult to implement by WG as it will mean over turning previous decisions.

Change suggested by respondent:

We need to ensure that WG cannot use these changes to over rule the democratic will of the constituents of Carmarthenshire and their elected representatives.

Attachments:

4938

Object

Document Element: BHE2: Landscape Character**Respondent:** Mr John Williams**Summary:**

As a resident of the Towy Valley I wish to express my view that Dyffryn Tywi should be designated as an AONB in the Local Development Plan. The habitat is rich in biodiversity and a special natural environment which is vital for both wellbeing of residents and for tourism. It has historical significance with part of the area in a National Park and the Coed Tregib an important visitor area. The planned cycle track for the Tywi Valley evidences its significance and it is surprising that it has not yet been recognised as an area with protected status.

Change suggested by respondent:

Dyffryn Tywi should be designated as an AONB in the Local Development Plan
along with the whole of the Towy Valley from its source in the Cambrian mountains to the sea in Carmarthen Bay

Attachments: None

Support

Summary of representations:

The respondents generally support the Policy, please see individual summaries for more detail.

Summary of representation changes to plan:

No change specified

Response:

Support welcome. The designation Landscape Character Assessment and its adoption as Supplementary Planning Guidance will strengthen the guidance on the consideration of development proposals and their impact on landscapes.

Action:

No action.

5531

Support

Document Element: BHE2: Landscape Character**Respondent:** Pembrokeshire Coast National Park Authority**Agent:** Pembrokeshire Coast National Park Authority**Summary:**

BHE2: Landscape Character Development proposals should relate to the specific landscape and visual characteristics of the local area, ensuring that the overall integrity of landscape character is maintained by: b) protecting international and national landscape designations including National Parks and Areas of Outstanding Natural Beauty (AONB) and their settings;

11.456 Carmarthenshire is characterised by diverse and high-quality landscape resources and areas of notable visual value. It also includes or borders a range of landscape designations, including the Brecon Beacons and Pembrokeshire Coast National Parks and Gower AONB.

Appendix 2 Regional and Local Strategic Context:

Regional working: Pembrokeshire Coast National Park Authority's adopted LDP is broadly compatible with a hierarchical settlement structure and a consistency in the broad planning policy approach with Carmarthenshire. Continuing liaison will ensure a mutual understanding of the respective approaches including through regional arrangements and the scope and progress of the Strategic Development Plan. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>
email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

4877

Support

Document Element: BHE2: Landscape Character**Respondent:** Mr David Marriott**Summary:**

I support the 2nd Deposit Revised LDP as a pragmatic means of protecting the numerous amenity values of Carmarthenshire, but I am concerned that the LCA will immediately encompass the SLA areas as defined now. I would also like to see written parameters regarding accepting or rejecting planning applications for renewables i.e. turbines, solar farms and the associated infrastructure such as substations, pylons and undergrounding connection cables, where applications impact these areas.

Change suggested by respondent:

-

Attachments: None

BHE2: Landscape Character, 11.458

Support

Summary of representations:

Guidance is provided by the respondent.

Summary of representation changes to plan:

No change.

Response:

Noted.

Action:

No action.

5755

Support

Document Element: BHE2: Landscape Character, 11.458

Respondent: Natural Resources Wales

Summary:

Paragraph 11.458 - Our existing guidance on the use of LANDMAP is on our website here.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

BHE2: Landscape Character, 11.459**Object****Summary of representations:**

The respondent is concerned about the production of the LCA & SPG, please see individual summary for more detail.

Summary of representation changes to plan:

As set out below.

Response:

The Plan seeks to recognise high quality landscapes across the plan area and will be supported by a Landscape Character Assessment which will seek to characterise landscape importance and inform future decision making. Those areas currently identified as Special Landscape Areas will be fully considered as part of the landscape character assessment. This will be prepared and published as Supplementary Planning Guidance for adoption concurrent with the Plan.

Action:

No action.

4975**Object**

Document Element: BHE2: Landscape Character, 11.459

Respondent: Miss Elissa Aldous-Hughes

Summary:

The Special Landscape Areas defined in the previous LDP have been removed and replaced only with the promise of an LCA and SPG, neither of which are included within the proposals and are only talked about in the future tense. Although intended to create new protection, effectively this will not exist because the required LCA and SPG have not yet been created. Given the years it has taken to create this updated LDP, it seems unlikely the LCA and SPG will be in place when this LDP is adopted. This will leave landscapes dangerously unprotected in the meantime.

Change suggested by respondent:

The LCA and SPG should be created now, before the LDP is adopted, as a necessary requirement of the LDPs adoption.

Alternatively, the current SLAs should be left in place until a new LCA and SPG are created and approved.

Full discussion as to the areas covered by the LCA and SPG, including reasons for their selection, or exclusion if they were previous SLAs, also needs to be provided.

Attachments: None

Support

Summary of representations:

The respondent welcomes the opportunity to input to the SPG.

Summary of representation changes to plan:

No change specified.

Response:

Noted.

Action:

No action.

5756

Support

Document Element: BHE2: Landscape Character, 11.459

Respondent: Natural Resources Wales

Summary:

We note the policy will be supported by a Landscape Character Assessment and Supplementary Planning Guidance (SPG) and acknowledge your intent to remove the the existing "Special Landscape Areas". We would welcome the opportunity to input to the SPG.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 16: Climate Change

Support

Summary of representations:

The respondents support the inclusion of the policy. The respondents consultation responses are summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support welcomed

Action:

No action

5517

Support

Document Element: Strategic Policy – SP 16: Climate Change

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Climate Change

The Authorities have a shared understanding of the need to plan for climate change and to mitigate its impacts and to provide for high quality design to ensure that new development is adaptable to climate change.

This National Park Authority supports the approach taken to future-proofing communities in light of predicted sea-level rise and the identification of a Coastal Change Management Area, supported by the South Wales Shoreline Management Plan.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

5602

Support

Document Element: Strategic Policy – SP 16: Climate Change

Respondent: Dwr Cymru/Welsh Water

Summary:

SP16: Climate Change We are supportive of the inclusion of SuDS in new development and as such welcome the provisions of criterion b) of this policy.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

5757

Support

Document Element: Strategic Policy – SP 16: Climate Change**Respondent:** Natural Resources Wales**Summary:**

We welcome that the LDP seeks to put a policy framework in place which tackles the causes and effects of climate change within the communities through the adoption of sustainable principles and development. Mitigating and adapting to Climate Change is a central theme in the South West Wales Area Statement.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Support

Summary of representations:

Support for the policy, but there is concern that the design requirements for small-scale housing developments should be no more onerous than the relevant Building Regulations requirements.

Summary of representation changes to plan:

Reduce onus on small house builders.

Response:

Support is welcomed. Policy SP16 is a strategic policy and it is considered that it's requirements will not add additional onus on developments, the policy encourages good design principles.

Action:

No action.

5214

Support

Document Element: Strategic Policy – SP 16: Climate Change**Respondent:** Mr T. & Mr R. Pearce**Agent:** Carney Sweeney**Petition:** 2 petitioners**Summary:**

We support Policy SP16 Climate Change and recognise the importance of the Council's wider goals to address climate change, including reducing greenhouse gas emissions. However we would suggest that, in terms of Policy SP16, the design requirements for small-scale housing developments should be no more onerous than the relevant Building Regulations requirements, in order to ensure that proposals remain deliverable and viable to meet the identified housing need over the Plan period.

Change suggested by respondent:

No change to Plan.

Attachments:

Representation Form - <https://carmarthenshire.oc2.uk/a/56v>

Object

Summary of representations:

■ Potential for Community Car clubs is proposed.

Summary of representation changes to plan:

■ Change plan.

Response:

■ The matters raised by the respondents are matters outside of the Local Development Plan remit.

Action:

■ No action.

5881

Object

Document Element: Strategic Policy – SP 16: Climate Change

Respondent: Cllr. Neil Lewis

Summary:

■ I would very much ask that the potential for Community Car clubs is proposed in our LDP to 2033.

Change suggested by respondent:

■ Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

Object

Summary of representations:

■ Many of the requirements within this policy are repeated in other policies so are unnecessary.

Summary of representation changes to plan:

■ Rewording of the policy.

Response:

■ Disagree, The wording in this paragraph is considered to be sufficiently robust and in accordance with PPW.

Action:

■ No action.

4775

Object

Document Element: Strategic Policy – SP 16: Climate Change

Respondent: The Home Builders Federation

Summary:

The HBF notes that many of the requirements within this policy are repeated in other policies so are unnecessary. They are also covered by national policy in many cases so are unnecessary, an example being SuDS.

Change suggested by respondent:

Rewording of the policy to avoid duplication should be considered and a more local emphasis should be placed on the requirements of the policy.

Attachments: None

Object

Summary of representations:

Respondent comments that the Plan should be in accordance with the requirements of TAN 15 in respect of flooding.

Summary of representation changes to plan:

Changes if necessary.

Response:

Comments noted. The Council has ensured that no highly vulnerable development is allocated in flood risk zones, in accordance with national guidance. Further work will be undertaken as necessary and the matter will be discussed further at Examination.

Action:

To be discussed further at Examination, as necessary

5559

Object

Document Element: Strategic Policy – SP 16: Climate Change

Respondent: Welsh Government

Summary:

Category C – Flooding

In accordance with the Ministerial letter (dated 15 December 2021), the Council has undertaken a new Stage 1 Strategic Flood Consequences Assessment (SFCA) with all planning authorities in the South West region. The SFCA has been prepared in line with requirements in the updated TAN 15: Development, Flooding and Coastal Erosion, formally published later this year. The SFCA identifies broad areas across Carmarthenshire at flood risk and recommends that some authorities in the region progress to a more site-specific Stage 2 and Stage 3 assessment. The Council must ensure that if additional SFCAs are undertaken they have regard to the new TAN 15. Building on the Stage 1 SFCA, the Council has considered flood risk on individual sites allocated in the Deposit plan in line with the Flood Maps for Planning (FMfP), which is the starting point for considering flood risk in the new TAN 15. The Welsh Government supports the principle of this approach and notes that many of the 'amber' and 'red' allocations identified as being at risk of flooding have either been built-out, are under construction or have been removed from the plan. However, some of the allocations, fall within Flood Zones 2 and 3. The Council must ensure that no highly vulnerable development is allocated in Flood Zone 3 and that sites in TAN 15 Defended Zones have been fully assessed against all forms of flood risk with resistance measures in place. This will be a matter for the NRW to comment on. There should be no outstanding objection from NRW on any of the proposed allocations. (Category C Objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Strategic Policy – SP 16: Climate Change, 11.471

Object

Summary of representations:

This supporting paragraph is unclear, see below for detailed summary.

Summary of representation changes to plan:

Amend Plan.

Response:

Changes to the policy will be discussed at examination.

Action:

To be discussed at examination.

5758

Object

Document Element: Strategic Policy – SP 16: Climate Change, 11.471

Respondent: Natural Resources Wales

Summary:

11.471 This supporting paragraph is unclear. It states that 'Proposals affected by flood risk will be required to submit a Flood consequences Assessment as part of any planning application'. It needs to be clear that due to their vulnerability and the nature of the flood risk that certain proposals are unacceptable, and others would be subject to the justification test. Such proposals will only require an assessment if they pass the justification test. This paragraph should be amended to reflect National Policy.

Change suggested by respondent:

Amend Policy

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the plan

Response:

Comment noted

Action:

No action

5877**Object****Document Element:** Strategic Policy – SP 16: Climate Change, 11.471**Respondent:** Cllr. Neil Lewis**Summary:**

SP16 Climate Change P582

11.471-WG is committed to using planning to optimise renewable energy (Llandovery?)

Furthermore Planning Policy Wales states that the Local planning Authority CAN make a +ve provision by considering the contribution that their area can make re. Renewables.

Change suggested by respondent:

Comment

Attachments:Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>**Strategic Policy – SP 16: Climate Change, 11.476****Object****Summary of representations:**

11.476 p586

"Particular support will be given to community renewables which will benefit the host community.

Why has CCC failed to engage with Ynni Sir Gar? And Energy Local?

Summary of representation changes to plan:

No specific change specified.

Response:

The Delivery Agreement and the Consultation Report sets out how engagement has been undertaken with interested parties.

Action:

No action.

5878**Object****Document Element:** Strategic Policy – SP 16: Climate Change, 11.476**Respondent:** Cllr. Neil Lewis**Summary:**

11.476 p586

"Particular support will be given to community renewables which will benefit the host community.

Why has CCC failed to engage with Ynni Sir Gar? And Energy Local?

Change suggested by respondent:

Comment

Attachments:Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Object

Summary of representations:

Changes to the wording of the policy are sought, the detail of which are contained within the individual summaries below.

Summary of representation changes to plan:

Rewording / addition of text of the policy.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy. Matter to be further considered at examination.

Action:

No change.

4986

Object

Document Element: CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Respondent: Mr Havard Hughes

Summary:

This policy would benefit reference to cumulative impacts on landscape character, undergrounding of infrastructure, requirements for battery energy storage plants associated with the Renewable developments, and presumption of consent for renewable development proposals by communities, as well as those already set out for large scale wind farms.

Change suggested by respondent:

We suggest that the following are added to the policy:

- d. Proposals must include an assessment of impact on landscape character, value and qualities, with regard to the cumulative effects of the development with other built, consented and likely (based on Pre-Assessed Area, Future Wales 2040) developments;
- e. Proposals for associated infrastructure, such as pylons, cabling and other grid infrastructure, will require undergrounding wherever possible, unless such undergrounding conflicts with ecological, natural or archaeological constraints;
- f. Proposals for battery storage plants at Renewable Energy sites must be accompanied by a fire safety strategy and a pollution control strategy, having regard to potential environmental pollution, ground water courses and potential river pollution effects;
- g. Renewable and low carbon energy projects which are developed by local communities (located within 5km of the development site) at all scales of MW development will be permitted, subject to the proposed development meeting the criteria above.

Attachments: None

5614

Object

Document Element: CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Respondent: Carmarthenshire Residents' Action Group

Agent: Mr Havard Hughes

Summary:

Objection to Policy CCH1 Renewable Energy within Pre-Assessed Areas and Local Search Areas:

This policy would benefit reference to cumulative impacts on landscape character, undergrounding of infrastructure, requirements for battery energy storage plants associated with the Renewable developments, and presumption of consent for renewable development proposals by communities, as well as those already set out for large scale wind farms.

Change suggested by respondent:

The following changes are suggested to the policy:

- d. Proposals must include an assessment of impact on landscape character, value and qualities, with regard to the cumulative effects of the development with other built, consented and likely (based on Pre-Assessed Area, Future Wales 2040) developments;
- e. Proposals for associated infrastructure, such as pylons, cabling and other grid infrastructure, will require undergrounding wherever possible, unless such undergrounding conflicts with ecological, natural or archaeological constraints;
- f. Proposals for battery storage plants at Renewable Energy sites must be accompanied by a fire safety strategy and a pollution control strategy, having regard to potential environmental pollution, ground water courses and potential river pollution effects;
- g. Renewable and low carbon energy projects which are developed by local communities (located within 5km of the development site) at all scales of MW development will be permitted, subject to the proposed development meeting the criteria above.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

Support

Summary of representations:

Clarification is sought as to whether Carmarthenshire intends to bring forward the Cumulative Impact of Turbine Guidance in the replacement Local Development Plan.

Summary of representation changes to plan:

No change to plan stated.

Response:

Supplementary Planning Guidance will be produced to support the policy. It is intended that the Cumulative Impact of Turbine Guidance will form part of the SPG.

Action:

No change to the Plan.

5525

Support

Document Element: CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Both plans have regard to the need to generate more electricity from renewable sources. Pembrokeshire Coast National Park Authority has a renewable energy strategy policy seeking the delivery of appropriate renewable energy developments.

Both Authorities implement joint guidance on assessing the cumulative impact of wind turbines.

It would be useful to confirm if Carmarthenshire intends to bring forward the Cumulative Impact of Turbine Guidance in the replacement Local Development Plan.

Carmarthenshire includes renewable energy as part of Strategic Policy 16: Climate Change (parts c and d), and both CCH1: Renewable Energy within Pre-Assessed Areas and Local search Areas and CCH": Renewable Energy Outside Pre-Assessed Areas and Local Search Areas. Whilst Pembrokeshire does not have Local Search Areas, these policies are broadly in line with this Authority's Renewable and Low Carbon Energy policy.

LSA for solar is shown on the Proposals map and it is considered that none of these are likely to have an impact on the Pembrokeshire Coast National Park.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Changes to the policy are sought in order to comply with National Policy.

Summary of representation changes to plan:

Amend the policy as set out in the submission.

Response:

Changes to the policy will be discussed at examination.

Action:

To be discussed at examination.

5560

Object

Document Element: CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas**Respondent:** Welsh Government**Summary:**

Category C - Renewable Energy

The authority will need to:

- Identify in Policy CCH1 the three LSAs for solar and the contribution from each area.

Each of the LSAs has an installed capacity figure above 10MW, which is the threshold for Developments of National Significance (DNS) determined by Welsh Ministers. Policy CCH1 and its reasoned justification should be amended to explain that large scale energy developments (of 10MW+) are determined by Policy 18 in Future Wales: the National Plan 2040 and that these developments are acceptable within or outside the boundaries of the Local Search Areas.

This will help to explain the development plan hierarchy and add clarity.

- As all applications for DNS will be considered by Policy 18 in Future Wales: the National Plan 2040, it is not appropriate for policies in the Local Development Plan to prejudice the ability of large scale wind developments to come forward in the Pre-Assessed Areas. As such, the requirement in Policy CCH1 for development in the Pre-Assessed Areas to meet additional criteria as set out in the policy itself (criteria a-c) should be deleted.

(Category C Objection)

Change suggested by respondent:

-

Attachments:letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

Clarity is sought about the consideration of BMV policy and high carbon soils (e.g. Peatlands) on the plans policies for renewable energy projects and search areas.

Summary of representation changes to plan:

No change stated.

Response:

The Council has undertaken further evidence in relation to Best and Most Versatile Agricultural Land. This evidence is provided in the form of a Topic Paper which assesses the Council's housing allocations against the considerations of BMV.

Action:

No action.

5561

Object

Document Element: CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Respondent: Welsh Government

Summary:

Policy CCH1: - it is unclear how the plans policies for renewable energy projects and search areas (Policies CCH1 and CCH2) consider BMV policy and high carbon soils (e.g. Peatlands). This needs to be considered and evidenced together with all other allocations in terms of impacts on the BMV resource over the plan period and how PPW (paragraphs 3.58 and 3.59) is applied.

(Category C Objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Support

Summary of representations:

The provisions of policy CCH1 are welcomed.

Summary of representation changes to plan:

No change.

Response:

Support is welcomed.

Action:

No change.

5797

Support

Document Element: CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

The MOD welcomes the provisions of policy CCH1 regarding renewable energy, which makes clear that renewable and low carbon projects will not be acceptable where they would have an unacceptable impact on the operations of defence facilities and operations (including aviation and radar) or the Mid Wales Low Flying Tactical Training Area (TTA-7T).

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Object

Summary of representations:

Changes to the wording of the policy are sought, the detail of which are contained within the individual summaries below.

Summary of representation changes to plan:

As set out in the individual summaries.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy. Matter to be further considered at examination.

Action:

No change.

5615

Object

Document Element: CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Respondent: Carmarthenshire Residents' Action Group

Agent: Mr Havard Hughes

Summary:

Objection to Policy CCH2 Renewable Energy outside Pre-Assessed Areas and Local Search Areas:
This policy would benefit reference to cumulative impacts on landscape character, undergrounding of infrastructure, requirements for battery energy storage plants associated with the Renewable developments, and explicit presumption of consent for renewable development proposals from communities. Table 9 in Policy is also specifically objected to.

Change suggested by respondent:

The following changes are suggested to the policy:

- b. [add]... , including SLAs;
- g. Proposals must include an assessment of impact on landscape character, value and qualities, with regard to the cumulative effects of the development with other built, consented and likely (based on Pre-Assessed Area, Future Wales 2040) developments;
- h. Proposals for associated infrastructure, such as pylons, cabling and other grid infrastructure, will require undergrounding wherever possible, unless such undergrounding conflicts with ecological, natural or archaeological constraints;
- j. Proposals for battery storage plants at Renewable Energy sites must be accompanied by a fire safety strategy and a pollution control strategy, having regard to potential environmental pollution, ground water courses and potential river pollution effects;
- k. Renewable and low carbon energy projects which are developed by local communities (located within 5km of the development site) at all scales of MW development will be permitted, subject to the proposed development meeting the criteria above.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

4987

Object

Document Element: CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Respondent: Mr Havard Hughes

Summary:

This policy would benefit reference to cumulative impacts on landscape character, undergrounding of infrastructure, requirements for battery energy storage plants associated with the Renewable developments, and explicit presumption of consent for renewable development proposals from communities.

Change suggested by respondent:

. We suggest that the following are added to the policy:

b. [add]... , including SLAs;

g. Proposals must include an assessment of impact on landscape character, value and qualities, with regard to the cumulative effects of the development with other built, consented and likely (based on Pre-Assessed Area, Future Wales 2040) developments;

h. Proposals for associated infrastructure, such as pylons, cabling and other grid infrastructure, will require undergrounding wherever possible, unless such undergrounding conflicts with ecological, natural or archaeological constraints;

j. Proposals for battery storage plants at Renewable Energy sites must be accompanied by a fire safety strategy and a pollution control strategy, having regard to potential environmental pollution, ground water courses and potential river pollution effects;

k. Renewable and low carbon energy projects which are developed by local communities (located within 5km of the development site) at all scales of MW development will be permitted, subject to the proposed development meeting the criteria above.

Attachments: None

5000

Object

Document Element: CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Respondent: Miss Elissa Aldous-Hughes

Summary:

The phrasing of "unacceptable" is extremely vague and unspecific. Who gets to define what is unacceptable and according to what criteria? Without a more specific framework of criteria how is the value of "unacceptability" worked out? This vague terminology gives no agreed boundaries as to what is "unacceptable". It is simply a term of personal choice, to be applied according to the whims and preferences of whoever is making the decision. The wording totally diminishes and disempowers any local viewpoints and removes their ability to challenge proposed developments.

Change suggested by respondent:

The wording should be updated to more specifically define what "unacceptable impacts" are.

Attachments: None

Support

Summary of representations:

Clarification is sought as to whether Carmarthenshire intends to bring forward the Cumulative Impact of Turbine Guidance in the replacement Local Development Plan.

Summary of representation changes to plan:

No change stated.

Response:

Supplementary Planning Guidance will be produced to support the policy. It is intended that the Cumulative Impact of Turbine Guidance will form part of the SPG.

Action:

No change to the Plan.

5526

Support

Document Element: CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Both plans have regard to the need to generate more electricity from renewable sources. Pembrokeshire Coast National Park Authority has a renewable energy strategy policy seeking the delivery of appropriate renewable energy developments.

Both Authorities implement joint guidance on assessing the cumulative impact of wind turbines.

It would be useful to confirm if Carmarthenshire intends to bring forward the Cumulative Impact of Turbine Guidance in the replacement Local Development Plan.

Carmarthenshire includes renewable energy as part of Strategic Policy 16: Climate Change (parts c and d), and both CCH1: Renewable Energy within Pre-Assessed Areas and Local search Areas and CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas. Whilst Pembrokeshire does not have Local Search Areas, these policies are broadly in line with this Authority's Renewable and Low Carbon Energy policy.

LSA for solar is shown on the Proposals map and it is considered that none of these are likely to have an impact on the Pembrokeshire Coast National Park.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Clarity is sought about the consideration of BMV policy and high carbon soils (e.g. Peatlands) on the plans policies for renewable energy projects and search areas.

Summary of representation changes to plan:

No change stated.

Response:

The Council has undertaken further evidence in relation to Best and Most Versatile Agricultural Land. This evidence is provided in the form of a Topic Paper which assesses the Council's housing allocations against the considerations of BMV.

Action:

No action.

5562

Object

Document Element: CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Respondent: Welsh Government

Summary:

Policy CCH2: - it is unclear how the plans policies for renewable energy projects and search areas (Policies CCH1 and CCH2) consider BMV policy and high carbon soils (e.g. Peatlands). This needs to be considered and evidenced together with all other allocations in terms of impacts on the BMV resource over the plan period and how PPW (paragraphs 3.58 and 3.59) is applied.
(Category C Objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Support

Summary of representations:

The provisions of policy CCH2 are welcomed.

Summary of representation changes to plan:

No change.

Response:

Support is welcomed.

Action:

No change.

5798

Support

Document Element: CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas**Respondent:** Ministry of Defence**Agent:** Ministry of Defence**Summary:**

The MOD welcomes the provisions of policy CCH2 regarding renewable energy, which makes clear that renewable and low carbon projects will not be acceptable where they would have an unacceptable impact on the operations of defence facilities and operations (including aviation and radar) or the Mid Wales Low Flying Tactical Training Area (TTA-7T).

Change suggested by respondent:

No change to the Plan

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

Renewable Energy Assessment, 11.484**Object****Summary of representations:**

This policy is likely to result in more large scale multi-national corporation wind farm developments across Carmarthenshire.

Summary of representation changes to plan:

A reconsidered approach to this policy is required.

Response:

Disagree. The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of climate change from a land use planning perspective. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies including the climate change emergencies as declared by the WG and the Council.

Action:

No change.

4988

Object**Document Element:** Renewable Energy Assessment, 11.484**Respondent:** Mr Havard Hughes**Summary:**

This policy is likely to result in more large scale multi-national corporation wind farm developments across Carmarthenshire. This is notwithstanding the scale of significant adverse impacts, including cumulative impacts, on the landscape a target like this will create.

Change suggested by respondent:

The Onshore Wind Target to deliver 588.5 MW of additional installed capacity by 2033 is in our view unrealistic given there has not been a call for sites for wind power. A reconsidered approach to this policy is required.

Attachments: None

Renewable Energy Assessment, Table 9: Resource Summary

Object

Summary of representations:

The targets of the REA are questioned, please see detailed summary below.

Summary of representation changes to plan:

A more nuanced, balanced target needs to be set

Response:

Disagree. The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of climate change from a land use planning perspective. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies including the climate change emergencies as declared by the WG and the Council.

Action:

No change.

5011

Object

Document Element: Renewable Energy Assessment, Table 9: Resource Summary

Respondent: Miss Elissa Aldous-Hughes

Summary:

The REA shows 61% of Carmarthenshire's electricity demand is already met by renewable resources, close to the national target of 70% by 2030. While the County wants to meet the national target, and possibly become 100% renewable, why is the target beyond this? The target would generate 243% of Carmarthenshire's electricity demand, well above the county's requirements. Reaching this target would involve numerous large-scale renewable developments, with detrimental and indelible impacts, so why are we ruining Carmarthenshire's landscapes/residents/livelihoods to meet targets elsewhere? Carmarthenshire can do its part, but shouldn't have to shoulder the damage for meeting other areas' targets.

Change suggested by respondent:

A more nuanced, balanced target needs to be set, that considers renewable concerns as just one of the many factors in Carmarthenshire life. They must be equally considered and balanced. If a target of 100% was set this would better balance Carmarthenshire's responsibility to create sustainable energy with its requirement to protect and sustain the natural character of the County. Focusing solely on renewable energy production, to the detriment of other concerns, such as local farming, tourism, residential life, biodiversity etc, is the opposite of creating a sustainable system and will damage Carmarthenshire as a whole. Carmarthenshire cannot just become an energy hub for the rest of Wales and England. It needs realistic renewable targets, not extremes.

Attachments: None

Local Search Areas, 11.486

Support

Summary of representations:

Support is given to the policy and comments made.

Summary of representation changes to plan:

No change.

Response:

Comments noted and support welcomed.

Action:

No action.

5759

Support

Document Element: Local Search Areas, 11.486

Respondent: Natural Resources Wales

Summary:

11.486 Three solar photovoltaic Local Search Areas have been identified within the county. These will still be required to minimise landscape and visual impacts, even if the principle of development is acceptable in these areas.

Change suggested by respondent:

No change to Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Local Search Areas, A North East of Farmers

Object

Summary of representations:

The proposed Solar PV LSA site North East of Ffarmers is in a Special Landscape Area (North Eastern Uplands). See detailed summary below.

Summary of representation changes to plan:

Remove the LSA from the LDP.

Response:

The designation of the proposed Solar Local Search Areas is based on a robust analysis set out in the Carmarthenshire Renewable Energy Assessment (Chapter 8).

Action:

No action.

5014

Object

Document Element: Local Search Areas, A North East of Farmers

Respondent: Miss Elissa Aldous-Hughes

Summary:

The proposed Solar PV LSA site North East of Ffarmers is in a Special Landscape Area (North Eastern Uplands). How on earth can the council be recommending and actively encouraging a large-scale development in this special and unique area of Carmarthenshire? Out of the whole of Carmarthenshire surely this Special Landscape Area is one of the most unsuitable areas for such a development. A solar farm in this location would completely destroy the character of an area that previous councils have sought to protect. How can this be a deemed appropriate?

Change suggested by respondent:

Suggestion of this location as appropriate for development should be removed from the LDP. Full disclosure of the reasoning behind these three proposed LSAs should be made publicly available.

Attachments: None

Policy CCH3 – Electric Vehicle Charging Points

Support

Summary of representations:

Support is given to the policy.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

4916

Support

Document Element: Policy CCH3 – Electric Vehicle Charging Points

Respondent: Mrs Rosalind Bellamy

Summary:

Essential for our rural area to have enough car charging points. Current traditional housing has none but there is no excuse for new housing not to have enough points.

Change suggested by respondent:

No change.

Attachments: None

Object

Summary of representations:

Gweler crynodebau unigol isod.

See individual summaries below.

Summary of representation changes to plan:

Newid y Cynllun.

Change Plan.

Response:

Anghytuno. Mae'r Cynllun yn cynnwys amrywiaeth o bolisiau a darpariaethau mewn perthynas â chyfrannu a mynd i'r afael â heriau newid hinsawdd o safbwynt cynllunio defnydd tir, gyda'r polisi hwn yn un. Yn hyn o beth, fe'i paratowyd mewn perthynas â darpariaethau Polisi Cynllunio Cymru a chynlluniau a strategaethau eraill gan gynnwys yr argyfyngau newid yn yr hinsawdd fel y'u datganwyd gan LIC a'r Cyngor.

Disagree. The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of climate change from a land use planning perspective, this policy being one. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies including the climate change emergencies as declared by the WG and the Council.

Action:

Dim gweithredu.

No action.

5777

Object

Document Element: Policy CCH3 – Electric Vehicle Charging Points**Respondent:** Cllr. Meinir James**Summary:**

11.498/11.499/11.500

Byddai'n fwy addas a chost-effeithiol a chynladwy i roi pwyntiau gwefru '3-fas' (3-phase) ymhob annedd newydd. Gallai hyn alluogi'r preswlydd i'w defnyddio ar gyfer gwefru trydan a pwmpiau gwresogi. Byddai hyn hefyd yn galluogi'r preswlydd i ddefnyddio'r technoleg diweddaraf pan fyddent ei angen e.e. ni fydd gan bob preswlydd gar trydan yn syth a gallai'r pwynt gwefru trydan EV rhydu a mynd yn ofer yn y cyfamser.

Byddai hefyd yn well i asesu'r ddarpariaeth lleol wrth glustnodi gofodau pwynt gwefru mewn datblygiadau meysydd parcio gan y gallai fod llawer o bwyntiau gwefru yn y cyffiniau neu os nad oes dim byddai angen cynyddu'r 10%.

11.498/11.499/11.500

It would be more suitable and cost-effective and sustainable to install 3-phase charging points in all new dwellings. This could enable the resident to use them for electric charging and heating pumps. This would also enable the occupant to use the latest technology when they need it e.g. not every resident will have an electric car at once and the EV electric charging point could rust and go to waste in the meantime.

It would also be better to assess local provision when allocating charging points in car park developments as there may be many charging points in the vicinity or if there are none the 10% required would need to be increased.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

4774

Object

Document Element: Policy CCH3 – Electric Vehicle Charging Points**Respondent:** The Home Builders Federation**Summary:**

The proposed policy goes beyond the requirements with national policy.

If removal of the policy is not accepted then the requirement should be reduced to require developers to provide a connection point ready for the charging unit but not the actual charging unit. The choice of charging unit should be left to the customer and only needs to be fitted if the customer chooses to own an electric car. The technology associated with EV charging is changing rapidly so will become outdated very quickly.

Change suggested by respondent:

Remove the policy or reword so that it encourages developers rather than forces.

Attachments: None

5874

Object

Document Element: Policy CCH3 – Electric Vehicle Charging Points**Respondent:** Cllr. Neil Lewis**Summary:**

1. Every new home with dedicated off road space must have a charge point. As I recently stated when giving evidence at the Senedd-this is misguided and wasteful.

New homes should have three phase to accommodate EVs and heat pumps BUT passive provision of EVCP is sufficient. This enables the resident to install the latest technology once they need it. Putting charge points that rust on walls is ludicrous if residents don't have EVs. Also encouraging car ownership.

2. Installing charge points at 10% of car parking space at non-residential developments is similarly OTT-passive provision and ensuring adequate supply is what should be required.

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

Policy CCH3 – Electric Vehicle Charging Points, 11.493

Object

Summary of representations:

Include reference to EV Car clubs.

Summary of representation changes to plan:

Change plan.

Response:

The matters raised by the respondents are matters outside of the Local Development Plan remit.

Action:

No action.

5879

Object

Document Element: Policy CCH3 – Electric Vehicle Charging Points, 11.493**Respondent:** Cllr. Neil Lewis**Summary:**

11.493-embrace new low carbon technology-This would be an opportunity to specifically mention EV Car clubs. Shared ownership to reduce cars and increase transport options. Furthermore, Local organisations could allow community to use their vehicles via Community Car Clubs.

Change suggested by respondent:

Comment on the Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

Policy CCH3 – Electric Vehicle Charging Points, 11.495

Object

Summary of representations:

Gweler crynodebau unigol isod.

See individual summaries below.

Summary of representation changes to plan:

Newid i'r Cynllun

Change Plan.

Response:

Mae'r materion a godwyd gan yr ymatebwyr yn faterion sydd y tu allan i gylch gorchwyl y Cynllun Datblygu Lleol.

The matters raised by the respondents are matters outside of the Local Development Plan remit.

Action:

Dim gweithredu.

No action.

5778

Object

Document Element: Policy CCH3 – Electric Vehicle Charging Points, 11.495

Respondent: Cllr. Meinir James

Summary:

11.495/11.497

Mae'r heriau trafndiaeth gyhoeddus a'r amrywiaeth yn y gofynion yng nghymunedau Sir Gaerfyrddin yn cynnig cyfle i hybu cynlluniau Ceir trydan cymunedol/i'w rhannu a syniadau eraill newydd y dylid eu hystyried yn opsyniau i ateb y gofynion.

11.495/11.497

The public transport challenges and the diversity of requirements within Carmarthenshire communities offer an opportunity to promote community/shared electric car schemes and other new ideas that should be considered as options to meet the requirements.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

5875**Object****Document Element:** Policy CCH3 – Electric Vehicle Charging Points, 11.495**Respondent:** Cllr. Neil Lewis**Summary:**

11.495 Rural challenges for public transport. Clearly a significant challenge. Too many empty buses running infrequently.

Change suggested by respondent:

Comment

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

Policy CCH3 – Electric Vehicle Charging Points, 11.496**Object****Summary of representations:**

Questions the need for rapid chargers at new flats.

Summary of representation changes to plan:

Amend Plan.

Response:

Disagree. The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of climate change from a land use planning perspective, this policy being one. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies including the climate change emergencies as declared by the WG and the Council.

Action:

No action.

5876**Object****Document Element:** Policy CCH3 – Electric Vehicle Charging Points, 11.496**Respondent:** Cllr. Neil Lewis**Summary:**

11.496 Provision of rapid chargers at new flats a ludicrous idea. Too expensive and unrequired.

Change suggested by respondent:

Amend Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

CCH4: Water Quality and Protection of Water Resources

Support

Summary of representations:

The respondent's consultation response is summarised below.

Summary of representation changes to plan:

No change to the plan

Response:

Comments noted

Action:

No action

5566

Support

Document Element: CCH4: Water Quality and Protection of Water Resources

Respondent: Welsh Government

Summary:

Phosphates

In January 2021, Natural Resources Wales (NRW) published evidence that showed over 60% of riverine Special Areas of Conservation (SAC) waterbodies failed against phosphorus standards. As a result of these failings, NRW issued planning advice to avoid further deterioration in environmental capacity where new developments have the potential to affect phosphorus sensitive riverine SACs and achieve 'nutrient neutrality'.

The advice from NRW relates to riverine SACs whose drainage catchments extend into Carmarthenshire, namely the Afon Teifi, Afon Tywi, Afon Cleddau, River Wye and River Usk. Of these five waterbodies, only two are affected by the proposed housing allocations in the plan draining to either the Afon Teifi or Afon Tywi.

The Council has sought to reduce the number of housing allocations in the Afon Tywi to six sites (102 units) and fifteen sites (189 units) in the Afon Teifi. The impact of these reductions has reduced phosphorous levels by 43% and 49% respectively in each of the waterbodies. This reduction, coupled with amendments to Policy CCH4 and the availability of land for potential wetland creation to promote the natural uptake of phosphates in Carmarthenshire, have all been screened as part of the Councils Habitats Regulations Assessment (February 2023) and concluded that the plan will have no adverse effect on the integrity of European sites. The delivery of allocated sites and implementation of long-term mitigation measures is for the statutory bodies of NRW and Welsh Water (WW) to comment in more detail.

(Category C)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

CCH4: Water Quality and Protection of Water Resources

Object

Summary of representations:

See below for detailed summary which relates to reference to SuDS and phosphates.

Summary of representation changes to plan:

Reword paragraph relating to Phosphates.

Response:

Disagree. PPW makes reference to SuDS and it's importance in being integral to the design of new development. In respect of the second part of the objection, it is considered that the wording of the Policy is appropriate and more guidance will provided in Supplementary Planning Guidance.

Action:

No change.

4771

Object

Document Element: CCH4: Water Quality and Protection of Water Resources

Respondent: The Home Builders Federation

Summary:

The reference to SuDS in the policy wording is not necessary as it is required by separate legislation. It can if required be referred to in the supporting text.

The final paragraph relating to Phosphates needs to be reworded as mitigation will not be required in all cases due to the approach taken by NRW following the ongoing permit reviews.

Change suggested by respondent:

Remove reference to SuDS.

Reword paragraph relating to Phosphates.

Attachments: None

Object

Summary of representations:

See detailed summary below which seeks alignment with the HRA.

Summary of representation changes to plan:

Amend to provide clarity.

Response:

Changes to the policy will be discussed at examination.

Action:

To be discussed at examination.

5760

Object

Document Element: CCH4: Water Quality and Protection of Water Resources

Respondent: Natural Resources Wales

Summary:

We note paragraph 4.2.10 of the HRA Addendum Report advises that policy CCH4: Water Quality and Protection of Water Resources is '...further revised to be inclusive of all pathways (e.g., wastewater and diffuse run-off)'. However, no change has been made to the policy and there is no explanation given for this. To ensure that the policy meets the tests of soundness we advise further clarity is provided on this point.

Change suggested by respondent:

Amend to provide clarity

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Seeks a reassessment of housing distribution due to the constraints in areas currently subject to SAC phosphate constraints. A site for inclusion is suggested which is located outside the area.

Summary of representation changes to plan:

Amend Plan.

Response:

Disagree. The strategy of the revised LDP seeks to support the distribution of housing and economic growth which is of a scale and nature appropriate to its cluster and has taken into account SAC riverine phosphate constraints. In this respect the revised LDP seeks to ensure that development is appropriate to the settlement and reflective of its ability to accommodate growth and the services and facilities available.

Action:

No action.

5822

Object

Document Element: CCH4: Water Quality and Protection of Water Resources**Respondent:** Ffos Las Ltd**Agent:** Carney Sweeney**Summary:**

Based on current draft allocations the riverine SAC phosphate constraint will likely significantly constrain the delivery of housing across the County over the emerging plan period, particularly in Pencader and Llandovery. The Council's previous conclusions on need should be thoroughly reassessed. The proposed site at land adjacent to Culla Road Roundabout (ref: SR/023/003) is unconstrained and immediately deliverable.

Change suggested by respondent:

Amend Plan

Attachments:

Location Plan - <https://carmarthenshire.oc2.uk/a/5s7>

ISA - <https://carmarthenshire.oc2.uk/a/5s8>

Supporting Statement 2 - <https://carmarthenshire.oc2.uk/a/5s9>

covering email - redacted - <https://carmarthenshire.oc2.uk/a/5cf>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5cg>

supporting statement - redacted - <https://carmarthenshire.oc2.uk/a/5ch>

CCH4: Water Quality and Protection of Water Resources, 11.510

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Comments welcomed

Action:

No action.

5603

Support

Document Element: CCH4: Water Quality and Protection of Water Resources, 11.510**Respondent:** Dwr Cymru/Welsh Water**Summary:**

CCH4: Water Quality and Protection of Water Resources we welcome the requirement in supporting paragraph 11.510 that the necessary infrastructure needs to be in place or will be provided to serve development however we would highlight that in cases where there are no plans in place for infrastructure improvements in our AMP investment programme, developers can pay for the necessary infrastructure themselves through the requisition provisions of the Water Industry Act (WIA) 1991 or via Planning Obligations Agreements under the TCPA 1990. It should be noted that the requisition provision of the WIA 1991 only applies to sewerage network reinforcement works, not to WwTW schemes. Funding to deliver reinforcement works at a WwTW can be delivered via Section 106 of the Town and Country Planning Act 1990.

In relation to improving water quality, we are investing an additional £60m specifically to reduce phosphate in the five failing Special Area of Conservation (SAC) rivers in our operating area. This includes schemes at Lampeter and Llanybydder WwTWs that are due for completion by March 2025. In the next investment period 2025 to 2030 (AMP8) we will target investment with the ambition that none of our WwTWs are the cause of ecological failure. Through our phosphorus investment plan, we will have removed 90% of the phosphorus load from our WwTWs discharging to failing SAC rivers, playing our part in allowing these special rivers to meet their water quality targets and to relieve pressure on development restrictions. We expect to complete this programme of work by 2032. Whilst our investment will remove a significant amount of phosphorus from our sewage, in most cases it will not result in SACs complying with the water quality targets on its own. This is not something that Welsh Water can do on its own and it will take the combined efforts of all the contributing sectors to achieve this.

We will be engaging with our regulators and local planning authorities through the Tywi and Teifi Nutrient Management Boards (NMB) which can provide the governance, strategic direction and local intelligence/decision making needed if we are to be successful in relieving the pressure on planning restrictions and restoring river quality.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

CCH4: Water Quality and Protection of Water Resources, 11.514

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

Amend the Plan if necessary

Response:

Comments noted. The Council has undertaken further work relating to excess nutrient levels within riverine SACs.

Built on the basis of the IAP, the ensuing Action Plan (previously referred to as the "Afon Tywi and Afon Teifi Phosphorus Reduction Strategy ") sets out technical calculations that underpin the quantum of mitigation required and contains detail pertaining to feasibility studies that have substantially progressed the maturity of the identified solutions.

Action:

No action

5761

Object

Document Element: CCH4: Water Quality and Protection of Water Resources, 11.514

Respondent: Natural Resources Wales

Summary:

11.514 The explanatory text states: To facilitate delivery of development which may be affected by this policy, the Council have prepared 'the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy'. The document sets out the strategic approach for delivering phosphorus reductions in these catchments while also facilitating LDP growth and demonstrating that mitigation can be delivered in practice. The document sets out a range of measures, which have been agreed in consultation with NRW.

The 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' are living documents that will develop during the lifetime of the LDP, in consultation with NRW.

We are aware from discussions with Officers at the Council that the Afon Tywi and Afon Teifi Phosphorus Reduction Strategy has not yet been prepared. In its absence, an Interim Action Plan, dated March 2023, has been prepared for the Council by Arcadis. The document is presented as '...a "living document", i.e., a document that will be updated regularly as uncertainties are removed and understanding is improved'.

Further comments on the Interim Action Plan and HRA Addendum Report are provided within Annex 2.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

CCH4: Water Quality and Protection of Water Resources, 11.516**Support****Summary of representations:**

Support is given to the supporting text of this policy.

Summary of representation changes to plan:

No change.

Response:

Support welcomed.

Action:

No action.

5604**Support**

Document Element: CCH4: Water Quality and Protection of Water Resources, 11.516

Respondent: Dwr Cymru/Welsh Water

Summary:

With regard to supporting text in paragraph 11.516, there are several locations within the County where we abstract water that is treated prior to entering the public water supply network. As such, we fully support the provisions in the supporting text of this policy in preventing the degradation of water resources.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

CCH5: Flood Risk Management and Avoidance, 11.525

Object

Summary of representations:

11.525 To ensure the soundness of the plan, in consideration of Test 2 (Is the plan appropriate?) reference needs to be made to the FMfP as it represents better and more up-to-date information on areas at flood risk.

Summary of representation changes to plan:

Change Plan.

Response:

Changes to the policy will be discussed at examination.

Action:

To be discussed at examination.

5762

Object

Document Element: CCH5: Flood Risk Management and Avoidance, 11.525

Respondent: Natural Resources Wales

Summary:

11.525 To ensure the soundness of the plan, in consideration of Test 2 (Is the plan appropriate?) reference needs to be made to the FMfP as it represents better and more up-to-date information on areas at flood risk.

Change suggested by respondent:

Change to the Plan

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

CCH6: Renewable and Low Carbon Energy in New Developments

Object

Summary of representations:

Mae'r ymatebwyr yn gofyn am newid i'r polisi fel y nodir yn y crynodebau manwl isod.

The respondents seek a change to the policy as set out in the detailed summaries below.

Summary of representation changes to plan:

Newid y polisi yn ôl y gofyn.

Change the policy as requested.

Response:

Mae'r Cynllun yn cynnwys amrywiaeth o bolisïau a darpariaethau mewn perthynas â chyfrannu a mynd i'r afael â heriau newid hinsawdd o safbwynt cynllunio defnydd tir. Yn hyn o beth, mae wedi cael ei baratoi o ran darpariaethau PCC a chynlluniau a strategaethau eraill gan gynnwys yr argyfyngau newid yn yr hinsawdd fel y datganwyd gan Lywodraeth Cymru a'r Cyngor.

The Plan includes a range of policies and provisions in relation to contributing and addressing the challenges of climate change from a land use planning perspective. In this respect it has been prepared with regard to the provisions of PPW and other plans and strategies including the climate change emergencies as declared by the WG and the Council.

Action:

Dim gweithred.

No action.

5616

Object

Document Element: CCH6: Renewable and Low Carbon Energy in New Developments

Respondent: Carmarthenshire Residents' Action Group

Agent: Mr Havard Hughes

Summary:

Objection to Policy CCH6 Renewable and Low Carbon Energy in New Developments:

This policy could be more ambitious helping to deliver Net Zero targets by requiring all new housing or commercial development to fit solar panels to roofs, unless it is demonstrated by the applicant that to do so would not be viable, or if by doing so would conflict with other policies in the Revised LDP (such as built heritage, townscape or landscape policies).

Change suggested by respondent:

See suggestion in summary above.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

5779

Object

Document Element: CCH6: Renewable and Low Carbon Energy in New Developments**Respondent:** Cllr. Meinir James**Summary:**

Wrth wynebu'r argyfwng newid hinsawdd dylid ystyried polisi cryfach nag anogaeth a rhoi ffafriaeth i roi neu gorfodi rhoi paneli solar, er enghraifft, ar bob tŷ mewn datblygiadau newydd yn enwedig ar bob tŷ fforddiadwy. Os yw to'r tŷ yn wynebu'r de, gorllewin neu'r dwyrain mae hwn yn ddewis fyddai'n gost effeithiol ar sawl lefel ag yn ateb cymharol syml ag effeithiol i leihau allyriadau carbon. Mae paneli solar ar gael sy'n gallu cael eu rhoi yn y to fyddai'n arbed gwario ar osod teils ar y to.

When facing the climate change crisis, more robust policy should be considered than encouragement and preference should be given to installing or enforcing the installation of solar panels, for example, on all houses in new developments particularly on all affordable homes. If the roof of the house faces south, west or east this is an option that would be cost effective on many levels as a relatively simple and effective solution to reduce carbon emissions. There are solar panels available that can be installed in the roof that would save spending on installing tiles on the roof.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

4989

Object

Document Element: CCH6: Renewable and Low Carbon Energy in New Developments**Respondent:** Mr Havard Hughes**Summary:**

This policy could be more ambitious helping to deliver Net Zero targets by requiring all new housing or commercial development to fit solar panels to roofs, unless it is demonstrated by the applicant that to do so would not be viable, or if by doing so would conflict with other policies in the Revised LDP (such as built heritage, townscape or landscape policies).

Change suggested by respondent:

This policy could be more ambitious helping to deliver Net Zero targets by requiring all new housing or commercial development to fit solar panels to roofs, unless it is demonstrated by the applicant that to do so would not be viable, or if by doing so would conflict with other policies in the Revised LDP (such as built heritage, townscape or landscape policies).

Attachments: None

CCH7: Climate Change – Forest, Woodland, and Tree Planting

Object

Summary of representations:

Support is given to the policy but a suggestion to the wording of the policy is advised to give greater clarity to the policy.

Summary of representation changes to plan:

Change the policy wording.

Response:

Changes to the policy will be discussed at examination.

Action:

No action.

5763

Object

Document Element: CCH7: Climate Change – Forest, Woodland, and Tree Planting

Respondent: Natural Resources Wales

Summary:

We support this policy and the recognition given to the importance of the contribution trees, forest and woodland provide to our ecosystems. Whilst potentially covered under 'effects upon the environment', flood risk management would be a key consideration in this policy. Therefore, for clarity we advise the wording of the policy be amended as follows:

Proposals should consider potential adverse effects upon the environment, flood risk management, cultural heritage, communities, and landscape, and, where appropriate, follow the mitigation hierarchy. It is equally important that tree planting occurs on appropriate sites. Carmarthenshire is recognised for the importance of its marshy grassland habitat. This is not always considered in proposals and should be highlighted upfront. Marshy grassland is important for biodiversity and connectivity. In Carmarthenshire this provides important potential habitat for the protected Marsh Fritillary butterfly which has a stronghold and a nationally important population in the county.

Change suggested by respondent:

Amend Policy wording

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Object

Summary of representations:

Dylid mabwysiadu opsiynau a chynlluniau i ffermwyr lleol i ddefnyddio rhan o'u tir i blannu'r coed a choetiroedd.

Options and schemes should be adopted for local farmers to use part of their land to plant the trees and woodlands.

Summary of representation changes to plan:

Fel y nodir yn y crynodeb.

As noted in the summary.

Response:

Mae'r mater a godwyd gan yr ymatebydd yn fater y tu allan i gylch gorchwyl y Cynllun Datblygu Lleol.

The matter raised by the respondent is a matter outside of the Local Development Plan remit.

Action:

Dim gweithredu.

No change.

5780

Object

Document Element: CCH7: Climate Change – Forest, Woodland, and Tree Planting

Respondent: Cllr. Meinir James

Summary:

Tra'n cydnabod pwysigrwydd plannu coed a choetiroedd fel ymatebion i'r argyfwng hinsawdd, mae cynlluniau i brynu ffermydd lleol er mwyn cyflawni hyn yn tanseilio'r polisi. Dylid mabwysiadu opsiynau a chynlluniau i ffermwyr lleol i ddefnyddio rhan o'u tir i blannu'r coed a choetiroedd.

Byddai hyn yn sicrhau amddiffyn yr amgylchedd, treftadaeth ddiwylliannol, cymunedau a'n tirwedd ag yn sicrhau bywiolaeth i gadw'n pobol ifanc yng nghefn gwlad.

While recognising the importance of planting trees and woodlands as responses to the climate crisis, schemes to buy local farms to achieve this undermine the policy. Options and schemes should be adopted for local farmers to use part of their land to plant the trees and woodlands.

This would ensure that the environment, cultural heritage, communities and landscape are protected and would ensure livelihoods to retain our young people in the countryside.

Change suggested by respondent:

Fel y nodir yn y crynodeb.

As set out in the summary.

Attachments:

Ymateb (Cym) / Response (Welsh) - <https://carmarthenshire.oc2.uk/a/5rv>

Submission - <https://carmarthenshire.oc2.uk/a/5rp>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d5>

Object

Summary of representations:

Seeks a change to the policy with the addition to text to native trees.

Summary of representation changes to plan:

As set out below.

Response:

Disagree, it is considered that reference to such detail is appropriately located in the supporting text.

Action:

No action.

5617

Object

Document Element: CCH7: Climate Change – Forest, Woodland, and Tree Planting

Respondent: Carmarthenshire Residents' Action Group

Agent: Mr Havard Hughes

Summary:

Objection to Policy CCH7 Climate Change – Forest, Woodland, and Tree Planting:

Specific reference should be made in the policy text to native trees and that planting schemes much be appropriate to the cultural and ecological character of the locality. This is referenced in paragraph 11.534, however due to the large ecological and landscape impacts that can arise from non-native tree planting, in our view the wording should be directly within the policy text.

Change suggested by respondent:

Specific reference should be made in the policy text to native trees and that planting schemes might be appropriate to the cultural and ecological character of the locality.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5w3>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w4>

4990

Object

Document Element: CCH7: Climate Change – Forest, Woodland, and Tree Planting

Respondent: Mr Havard Hughes

Summary:

Specific reference should be made in the policy text to native trees and that planting schemes much be appropriate to the cultural and ecological character of the locality. This is referenced in paragraph 11.534, however due to the large ecological and landscape impacts that can arise from non-native tree planting, in our view the wording should be directly within the policy text.

Change suggested by respondent:

Specific reference should be made in the policy text to native trees and that planting schemes much be appropriate to the cultural and ecological character of the locality. This is referenced in paragraph 11.534, however due to the large ecological and landscape impacts that can arise from non-native tree planting, in our view the wording should be directly within the policy text.

Attachments: None

CCH7: Climate Change – Forest, Woodland, and Tree Planting, 11.532**Object****Summary of representations:**

Include additional text to the supporting text as set out below.

Summary of representation changes to plan:

Include additional text

Response:

Changes to the policy will be discussed at examination.

Action:

To be discussed at examination.

5764**Object**

Document Element: CCH7: Climate Change – Forest, Woodland, and Tree Planting, 11.532

Respondent: Natural Resources Wales

Summary:

To ensure the robustness of the plan we suggest the following inclusions to this supporting paragraph:
The planting of trees, woodlands and forests can, in some locations, assist in tackling issues around flood risk, providing a soft engineering solution which can be undertaken in isolation or in conjunction with hard infrastructure (man-made structures). Proposals will be expected to demonstrate how they will contribute to flood risk alleviation and not result in adverse flood risk consequences.

Change suggested by respondent:

Amend plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy – SP 17: Transport and Accessibility

Object

Summary of representations:

The policy as worded has no requirements it is just a statement of facts.

Summary of representation changes to plan:

Amend Plan.

Response:

Comments noted, consideration to be given to the policy wording at examination.

Action:

To be discussed at examination.

4770

Object

Document Element: Strategic Policy – SP 17: Transport and Accessibility

Respondent: The Home Builders Federation

Summary:

The policy as worded has no requirements it is just a statement of facts.

Change suggested by respondent:

Either delete or reword policy.

Attachments: None

Object

Summary of representations:

Reference to horses and equestrian parking is requested.

Summary of representation changes to plan:

Amend plan.

Response:

Welsh Government Active Travel Guidance (July 2021) Paragraph 1.3.6 recognises equestrianism as "overwhelmingly for leisure purposes rather than as a mode of transport as it rarely displaces a car journey." Criterion b) of policy TRA2, in contributing to the delivery of the Councils duties under the provisions of the Active Travel (Wales) Act 2013, recognises the contribution that Improvements, connections and/or extensions to PROW which specifically includes Bridleways can have. Indeed, the policy encourages incorporating them within the site, and/or through financial contributions delivery off-site provision.

Action:

No action.

5940

Object

Document Element: Strategic Policy – SP 17: Transport and Accessibility

Respondent: Mrs Karen Burch

Summary:

Reference is made by the respondent to the adopted LDP policy TR3: Highways in Developments – Design Considerations and suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy SP17.

Reference to horses and equestrian parking is requested, The following is also suggested as additional text to the policy: "Where quiet lanes provide a circular route or a link to a bridleway or byway, alternative provision needs considering for local equestrians. This is currently not happening. There is no thought to horses accessing safer routes or horses using the roads in semi rural areas like Cross Hands."

Change suggested by respondent:

Reference equestrian users as referred to in the submission.

Attachments:

Attachment - figures - <https://carmarthenshire.oc2.uk/a/4n6>

Horses in Carmarthenshire - <https://carmarthenshire.oc2.uk/a/4n7>

Bridleways - <https://carmarthenshire.oc2.uk/a/4n8>

National Equine Database - <https://carmarthenshire.oc2.uk/a/4n9>

Wales map - <https://carmarthenshire.oc2.uk/a/4nv>

Wales map - footpaths - <https://carmarthenshire.oc2.uk/a/4nb>

email - redacted - <https://carmarthenshire.oc2.uk/a/573>

5950

Object

Document Element: Strategic Policy – SP 17: Transport and Accessibility

Respondent: Helen Whittle

Summary:

Reference is made by the respondent to the adopted LDP policy TR3: Highways in Developments – Design Considerations and suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy SP17.

Reference to horses and equestrian parking is requested, The following is also suggested as additional text to the policy: "Where quiet lanes provide a circular route or a link to a bridleway or byway, alternative provision needs considering for local equestrians. This is currently not happening. There is no thought to horses accessing safer routes or horses using the roads in semi rural areas like Cross Hands."

Change suggested by respondent:

Reference equestrian users as referred to in the submission.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56n>

5955

Object

Document Element: Strategic Policy – SP 17: Transport and Accessibility

Respondent: Sue Turner

Summary:

Reference is made by the respondent to the adopted LDP policy TR3: Highways in Developments – Design Considerations and suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy SP17.

Reference to horses and equestrian parking is requested, The following is also suggested as additional text to the policy: "Where quiet lanes provide a circular route or a link to a bridleway or byway, alternative provision needs considering for local equestrians. This is currently not happening. There is no thought to horses accessing safer routes or horses using the roads in semi rural areas like Cross Hands."

Change suggested by respondent:

Reference equestrian users as referred to in the submission.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56m>

Object

Summary of representations:

Respondent requests that disused railway lines should be protected in the Plan under Policy SP17 Transport and Accessibility.

Summary of representation changes to plan:

Disused railway lines should be protected in the Plan.

Response:

The protection of disused railway lines is outside the remit of the Plan and is not set out in national planning guidance.

Action:

No Action.

5582

Object

Document Element: Strategic Policy – SP 17: Transport and Accessibility**Respondent:** Cllr Sue Allen**Summary:**

There is only a remote chance of rural buses that can be run economically and sustainably on a daily basis at times to suit people who would otherwise use a car.

Disused railway lines such as that was formerly in the UDP as a route from Whitland to Cardigan (Cardi Bach) should be protected as these routes were instrumental in the sustainability and economic generation of rural hamlets.

Following closure these villages en route became stagnant. Old railway routes use as pathways and cycle routes enables safe connections between communities and these can used by young people to prevent rural isolation and reliance on parental taxis.. With the increase in the use of electric bikes it enables Community for less athletic persons as well as potential tourism. Cafes or local historic features along the routes enable rural enterprise supporting the circular economy.

Change suggested by respondent:

Amend Policy

Attachments:

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5w5>

Strategic Policy – SP 17: Transport and Accessibility, 11.538

Object

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Noted.

Action:

No action.

5880

Object

Document Element: Strategic Policy – SP 17: Transport and Accessibility, 11.538**Respondent:** Cllr. Neil Lewis**Summary:**

11.538 LDP seeks to +vely promote solutions which encourage access to technology changes.

Another opportunity to promote shared ownership to reduce emissions, Increase social inclusion and access to services through EV Car clubs.

This is an ambition of the current transport Minister.

This can replace the aforementioned expensive diesel buses.

Change suggested by respondent:

Comment on the Plan

Attachments:

Objection Statement - <https://carmarthenshire.oc2.uk/a/5t5>

TRA1: Transport and Highways Infrastructural Improvements

Support

Summary of representations:

A general comment is provided encouraging engagement.

Summary of representation changes to plan:

No change.

Response:

Comments noted.

Action:

No action.

5605**Support**

Document Element: TRA1: Transport and Highways Infrastructural Improvements

Respondent: Dwr Cymru/Welsh Water

Summary:

TRA1: Transport and Highways Infrastructure Improvements There may be locations where proposed developments / routes pass over public sewers and water mains. Under the Water Industry Act 1991 we have rights to always access our apparatus and protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. We welcome early engagement once further detail is available.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

TRA1: Transport and Highways Infrastructural Improvements, 11.547**Support****Summary of representations:**

Respondent comments on the transport issues in paragraph 11.547, as set out in the summary below.

Summary of representation changes to plan:

No change.

Response:

Comments noted. Paragraph 11.547 refers to the transport benefits of the Economic Link Road in Cross Hands; it does not specifically refer to, or comment on, the traffic situation in Llandeilo.

Action:

No Action.

4683**Support**

Document Element: TRA1: Transport and Highways Infrastructural Improvements, 11.547

Respondent: Llandeilo Town Council

Summary:

11:547 Talks of the improved roads cross hands area directing traffic more easily to and through Llandeilo. However the town centre is already bottle necked and congested with air quality issues. Surely need to resolve current issues more pressing with easier access.

Ten Towns initiative referred to throughout document aims for recovery and growth of rural towns and moving rural Carmarthenshire forward [pg 303].

However looks only at development rather than tackling existing problems for residents and enabling communities to future proof themselves in a way that encourages continued permanent residency.

Change suggested by respondent:

-

Attachments:

MAP LDP.jpg - <https://carmarthenshire.oc2.uk/a/3r7>

TRA1: Transport and Highways Infrastructural Improvements, 11.550

Object

Summary of representations:

Respondent questions the route of the Towy Valley Cycle Way, as set out in the summary below.

Summary of representation changes to plan:

No change.

Response:

Planning permission has been granted for both the western and eastern sections of the route of the Towy Valley Cycleway. The eastern section extends to Ffairfach, which is adjacent and accessible to Llandeilo by pedestrian links.

Action:

No Action.

5895

Object

Document Element: TRA1: Transport and Highways Infrastructural Improvements, 11.550

Respondent: Llandeilo Town Council

Summary:

Towy Valley Transport Corridor (Towy Valley Cycleway): This is described as 'to Llandeilo'. The current planning application for this does not include any connection to Llandeilo.

Change suggested by respondent:

Amend reference of the Towy Valley Cycleway to reflect the route contained within the current planning application.

Attachments:

MAP LDP.jpg - <https://carmarthenshire.oc2.uk/a/3r7>

TRA2: Active Travel

Object

Summary of representations:

A number of objections have been raised requiring the new policy to improve upon adopted LDP policy TR4: Cycling and Walking. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA2: Active Travel.

This walking and cycling policy puts bridleways in the frame for an increase in walking and cycling traffic but because they are so few and there are no alternative routes for horse riders. They are being pushed off the only routes they have away from traffic without being offered additional alternative routes.

Individual summaries are considered below

Summary of representation changes to plan:

Change the Plan

Response:

Noted. Welsh Government Active Travel Guidance (July 2021) Paragraph 1.3.6. This recognises equestrianism as "overwhelmingly for leisure purposes rather than as a mode of transport as it rarely displaces a car journey." Criterion b) of policy TRA2, in contributing to the delivery of the Council's duties under the provisions of the Active Travel (Wales) Act 2013, recognises the contribution that Improvements, connections and/or extensions to PROW which specifically includes Bridleways can have. Indeed, the policy encourages incorporating them within the site, and/or through financial contributions delivery off-site provision. Whilst the Plan seeks to recognise and make provision for improvements, connections and/or extensions it is not its role as a land use planning document to identify new networks (including safe off and on road networks) unless specifically identified elsewhere. It is also not the role of the Revised LDP to deal with matters such as charging to access to other areas, restricted use or road safety. All such matters outside the remit of the Plan and would be considered through other forms of guidance, plans or strategies. In this respect the Plan in its preparation has had regard to other Plans and strategies as well as national planning guidance in developing its content and particularly the Rights of Way Improvement Plan noting the interrelationship of the Plan area's footpaths, bridleways and bye-ways and linked leisure opportunities.

Action:

No change to the Plan

5941

Object

Document Element: TRA2: Active Travel**Respondent:** Mrs Karen Burch**Summary:**

Comments are made by the respondent to the adopted LDP policy TR4: Cycling and Walking suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA2: Active Travel.

This walking and cycling policy puts bridleways in the frame for an increase in walking and cycling traffic but because they are so few and there are no alternative routes for horse riders, we are being pushed off the only routes we have away from traffic without us being offered additional alternative routes.

Change suggested by respondent:

No change specified.

Attachments:

Attachment - figures - <https://carmarthenshire.oc2.uk/a/4n6>

Horses in Carmarthenshire - <https://carmarthenshire.oc2.uk/a/4n7>

Bridleways - <https://carmarthenshire.oc2.uk/a/4n8>

National Equine Database - <https://carmarthenshire.oc2.uk/a/4n9>

Wales map - <https://carmarthenshire.oc2.uk/a/4nv>

Wales map - footpaths - <https://carmarthenshire.oc2.uk/a/4nb>

email - redacted - <https://carmarthenshire.oc2.uk/a/573>

5949

Object

Document Element: TRA2: Active Travel**Respondent:** Helen Whittle**Summary:**

Comments are made by the respondent to the adopted LDP policy TR4: Cycling and Walking suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA2: Active Travel.

This walking and cycling policy puts bridleways in the frame for an increase in walking and cycling traffic but because they are so few and there are no alternative routes for horse riders, we are being pushed off the only routes we have away from traffic without us being offered additional alternative routes.

Change suggested by respondent:

No change specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56n>

5956

Object

Document Element: TRA2: Active Travel**Respondent:** Sue Turner**Summary:**

Comments are made by the respondent to the adopted LDP policy TR4: Cycling and Walking suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA2: Active Travel.

This walking and cycling policy puts bridleways in the frame for an increase in walking and cycling traffic but because they are so few and there are no alternative routes for horse riders, we are being pushed off the only routes we have away from traffic without us being offered additional alternative routes.

Change suggested by respondent:

No change specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56m>

TRA4: Redundant Rail Corridors

Object

Summary of representations:

The respondents seek better access for horse riders, the specific points raised are summarised in the individual responses below.

Summary of representation changes to plan:

No specific detail of a change to the plan is stated.

Response:

The matters raised by the respondents are matters outside of the Local Development Plan remit.

Action:

No change.

5942

Object

Document Element: TRA4: Redundant Rail Corridors**Respondent:** Mrs Karen Burch**Summary:**

Comments are made by the respondent to the adopted LDP policy TR6: Redundant Rail Corridors suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA4: Redundant Rail Corridors.

Because of the lack of official bridleways, horses have used redundant rail corridors to make links in the local network. Access to horse riders is not currently happening on routes that have used informally and are now being turned into Active Travel routes. They are being referred to as recreational routes but CCC are not providing access to horses on these routes.

Change suggested by respondent:

No change specified.

Attachments:

Attachment - figures - <https://carmarthenshire.oc2.uk/a/4n6>

Horses in Carmarthenshire - <https://carmarthenshire.oc2.uk/a/4n7>

Bridleways - <https://carmarthenshire.oc2.uk/a/4n8>

National Equine Database - <https://carmarthenshire.oc2.uk/a/4n9>

Wales map - <https://carmarthenshire.oc2.uk/a/4nv>

Wales map - footpaths - <https://carmarthenshire.oc2.uk/a/4nb>

email - redacted - <https://carmarthenshire.oc2.uk/a/573>

5951

Object

Document Element: TRA4: Redundant Rail Corridors**Respondent:** Helen Whittle**Summary:**

Comments are made by the respondent to the adopted LDP policy TR6: Redundant Rail Corridors suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA4: Redundant Rail Corridors.

Because of the lack of official bridleways, horses have used redundant rail corridors to make links in the local network. Access to horse riders is not currently happening on routes that have used informally and are now being turned into Active Travel routes. They are being referred to as recreational routes but CCC are not providing access to horses on these routes.

Change suggested by respondent:

No change specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56n>

5953

Object

Document Element: TRA4: Redundant Rail Corridors**Respondent:** Sue Turner**Summary:**

Comments are made by the respondent to the adopted LDP policy TR6: Redundant Rail Corridors suggestions to improving that policy. As the policy has changed significantly, the Council has determined the comments as being applicable to Policy TRA4: Redundant Rail Corridors.

Because of the lack of official bridleways, horses have used redundant rail corridors to make links in the local network. Access to horse riders is not currently happening on routes that have used informally and are now being turned into Active Travel routes. They are being referred to as recreational routes but CCC are not providing access to horses on these routes.

Change suggested by respondent:

No change specified.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/56m>

Strategic Policy SP 18: Mineral Resources

Support

Summary of representations:

Support for the amendments made to Policy SP18, as detailed in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

4967

Support

Document Element: Strategic Policy SP 18: Mineral Resources**Respondent:** Mineral Products Association Wales**Summary:**

Support for the amendments made to Strategic Policy SP 18: Mineral Resources Subsection a):

We welcome the amendments now incorporated.

Change suggested by respondent:

No change.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Support

Summary of representations:

Support for the amendment made to Policy SP18, as detailed in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

4968

Support

Document Element: Strategic Policy SP 18: Mineral Resources

Respondent: Mineral Products Association Wales

Summary:

Support for the amendments made to Strategic Policy SP 18: Mineral Resources, Subsection c):

We welcome the amendments now incorporated.

Change suggested by respondent:

No change.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Support

Summary of representations:

Support for the amendments made to Policy SP18, as detailed in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

4969

Support

Document Element: Strategic Policy SP 18: Mineral Resources

Respondent: Mineral Products Association Wales

Summary:

Support for the amendments made to Strategic Policy SP18: Mineral Resources Subsection a):

We welcome the amendments now incorporated.

Change suggested by respondent:

No Change.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Support

Summary of representations:

Support for Policy SP18 Mineral Resources, and in particular the compatibility of approach between Carmarthenshire and Pembrokeshire set out in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

5533

Support

Document Element: Strategic Policy SP 18: Mineral Resources**Respondent:** Pembrokeshire Coast National Park Authority**Agent:** Pembrokeshire Coast National Park Authority**Summary:****Minerals**

The terrestrial sand and gravel landbank and the apportionment of provision to meet future needs is now considered on a regional basis with the RTS Second Review setting out the contribution that each constituent local authority should make towards meeting the demand for aggregates. There is no requirement for a landbank to be maintained within National Park (PPW 11)

Although Carmarthenshire is now in a separate sub-region to Pembrokeshire, previous combined working arrangements with regard to future apportionments and allocations for sand and gravel as suggested in the RTS1 as recommended to continue in RTS2 with the production of a Statement of Sub-regional Collaboration between Pembrokeshire, Carmarthenshire and Ceredigion to meet the allocation requirement of 3.626 million tonnes.

The Area of Search for Sand and Gravel is located to the west as shown on the Proposals Map, the northern end of which lies approximately 4.3km south east of the Pembrokeshire Coast National Park.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Objection to Strategic Policy SP 18: Mineral Resources for the reason set out in the summary below.

Summary of representation changes to plan:

None.

Response:

The finalised SSRC for the Swansea City Sub-Region will be submitted as part of the evidence base with the Plan. The SSRC for West Wales is currently being prepared and a Position Statement detailing this has been produced, and will be submitted with the Plan for examination.

Action:

Submit both SSRC's (for the Swansea City Sub-Region & West Wales Sub-Region) as part of the evidence base with the Plan.

5565

Object

Document Element: Strategic Policy SP 18: Mineral Resources**Respondent:** Welsh Government**Summary:**

A Statement of Sub-regional Collaboration (SSRC) has been produced in the Swansea City Sub-Region and another is being prepared in West Wales with Carmarthenshire working with the adjoining sub-region to help satisfy the requirements of RTS2 in respect of sand and gravel provision. Both SSRC's should be included as part of the evidence base when the plan is submitted for examination.

(Category C Objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

Objection to Strategic Policy SP18 Mineral Resources. Any resumption of quarrying within the Cernydd Carmel SAC must comply with all the relevant legislation.

Summary of representation changes to plan:

Amend Plan if necessary

Response:

Noted. Any resumption of quarrying within the Cernydd Carmel SAC would be a Development Management matter and would be addressed as part of the conditions of the extant permission.

Action:

No Action

5776

Object

Document Element: Strategic Policy SP 18: Mineral Resources**Respondent:** Natural Resources Wales**Summary:**

Mineral resource is available in quarries within the Cernydd Carmel SAC. We understand that these are either considered dormant or inactive. However, although classed as inactive and dormant, they have extant planning permissions and could become operational again. We note their capacity can be used in the regional landbank figures set out in the Regional Technical Statement (RTS 1st Review 2014).

Any resumption of quarrying within the Cernydd Carmel SAC must comply with all the relevant legislation, including the Conservation of Habitats and Species Regulations 2017 (as amended). Before commencement, the applicant would have to demonstrate that the operations would have no significant effect on either the biological or geological feature of this European designated site.

There are other quarries in the county which having been left undeveloped and have some rare biodiversity. Some of these are undesignated and perhaps such areas should be considered for designation as Sites of Importance for Nature Conservation (SINCs).

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

Strategic Policy SP 18: Mineral Resources, 11.564

Object

Summary of representations:

Objection to Policy SP18, Paragraph 11.564. Respondent has concerns that the approach proposed does not accord with the RTS.

Summary of representation changes to plan:

Amend the text accordingly to reflect the RTS second review requirements (Annex A).

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy. Furthermore, the matter has been set out within a Statement of Sub-Regional Collaboration for the Swansea City Sub-Region, and will be considered at examination.

Action:

No Action

4963

Object

Document Element: Strategic Policy SP 18: Mineral Resources, 11.564

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy SP18, Paragraph 11.564:

We have concerns that the approach proposed does not accord with the RTS, not least that the concerns raised in our response to the draft Swansea SSRC, dated 19th November 2020 have not been addressed. It will not normally be appropriate to merely transfer apportionments to an LPA with sufficient existing reserves to arithmetically absorb the apportionment, without reference to the additional consideration of productive capacity. Whilst the shortfall in allocation relates primarily to Swansea, it is inappropriate for this flaw to be reflected in the Carmarthenshire RLDP.

Change suggested by respondent:

Amend the text accordingly to reflect the RTS second review requirements (Annex A).

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Strategic Policy SP 18: Mineral Resources, 11.565

Support

Summary of representations:

Support for the joint approach being pursued by Carmarthen County Council and the West Wales County Councils in relation to sand and gravel reserves. Refer to summary of representation below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

4666

Support

Document Element: Strategic Policy SP 18: Mineral Resources, 11.565

Respondent: Cardigan Sand & Gravel Company Limited

Agent: Mrs Tamsyn Luggar

Summary:

Cardigan Sand & Gravel Company Limited support the joint approach being pursued by Carmarthen County Council and the West Wales County Councils, and the acknowledgement that 3.626 million tonnes of sand and gravel will need to be allocated in the period to 2038, with the majority of this being sourced in Ceredigion (as set out in table B6 of The Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties- Second Review. It is imperative that this joint approach is reflected in a renewed Statement of Common Ground.

Change suggested by respondent:

No change to Plan.

Attachments: None

Object

Summary of representations:

Objection to Policy SP18, Paragraph 11.565. Respondent requests an amendment to the wording.

Summary of representation changes to plan:

Amend wording to the following:

".....Therefore, a joint approach is being pursued by Pembrokeshire, Ceredigion and Carmarthenshire for the provision of the allocation requirement for a minimum 3.626 million tonnes over the period up to 2038."

Response:

Disagree. The policies and proposals of the LDP (including the supporting text to the individual policies) are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4964

Object

Document Element: Strategic Policy SP 18: Mineral Resources, 11.565**Respondent:** Mineral Products Association Wales**Summary:**

Objection to Policy SP18, Paragraph 11.565:

".....Therefore, a joint approach is being pursued by Pembrokeshire, Ceredigion and Carmarthenshire for the provision of the allocation requirement for 3.626 million tonnes over the period up to 2038."

The allocation specified in the RTS is a minimum. The wording should be amended accordingly.

Change suggested by respondent:

Amend wording to the following:

".....Therefore, a joint approach is being pursued by Pembrokeshire, Ceredigion and Carmarthenshire for the provision of the allocation requirement for a minimum 3.626 million tonnes over the period up to 2038."

Attachments:email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>**Strategic Policy SP 18: Mineral Resources, 11.566**

Support

Summary of representations:

Support in relation to sand and gravel reserves noted in the Plan. Refer to the representation summary below.

Summary of representation changes to plan:

No Change

Response:

Support welcomed

Action:

No Action

4667

Support

Document Element: Strategic Policy SP 18: Mineral Resources, 11.566**Respondent:** Cardigan Sand & Gravel Company Limited**Agent:** Mrs Tamsyn Luggar**Summary:**

Cardigan Sand & Gravel Company Limited, as owners and operators of Penparc Quarry, Ceredigion and the adjacent allocated area (reference MNA0201), welcome the acknowledgement of the role that the permitted and allocated reserves at Penparc have in meeting the requirement for 3.626 million tonnes of sand and gravel in the period to 2038. It is imperative that this joint approach is reflected in a renewed Statement of Common Ground.

Change suggested by respondent:

No change to Plan.

Attachments: None

Object

Summary of representations:

Objection to Policy SP18, Paragraph 11.566. An amendment to the wording of the policy is required.

Summary of representation changes to plan:

Amend the text accordingly, firstly to reference the “minimum” allocation and secondly to clarify the status of the SSRC.
“In the event that the allocations for sand and gravel in the three constituent authorities are not sufficient to meet the minimum 3.626 million tonnes”.....

Response:

Disagree. The policies and proposals of the LDP (including the supporting text to the individual policies) are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4965

Object

Document Element: Strategic Policy SP 18: Mineral Resources, 11.566

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy SP18, Paragraph 11.566:

Firstly, the 3.626mt is a minimum allocation and this should be reflected in the text.

Secondly, the wording in paragraph 11.566 conflicts with paragraph 11.564. Paragraph 11.564 states “A statement of subregional collaboration (SSRC) has been produced which demonstrates how the constituent Authorities satisfy the requirements of RTS2”. However, this paragraph (11.566) states “a statement of sub-regional collaboration (SSRC) is being produced.

The wording is confusing and needs to be rectified. It is imperative that the adoption of the SSRC must follow the process outlined in the RTS 2nd Review.

Change suggested by respondent:

Amend the text accordingly, firstly to reference the “minimum” allocation and secondly to clarify the status of the SSRC.

“In the event that the allocations for sand and gravel in the three constituent authorities are not sufficient to meet the minimum 3.626 million tonnes”.....

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Strategic Policy SP 18: Mineral Resources, 11.567**Object****Summary of representations:**

Objection to Policy SP18, Paragraph 11.567. An amendment to the wording of the Paragraph is required.

Summary of representation changes to plan:

Amend the text to read ""In respect of working the resource within the area of search, this will not be carried out within 100m of residential properties unless there are clear and justifiable reasons for reducing the distance. Proposals for extraction will also need to accord with the criteria set out within Policy MR1 Mineral Proposals. On those elements of the area of search that contain grade 3a agricultural land, the need for extraction will be considered in accordance with paragraph 3.59 of PPW Ed.11."

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4966**Object**

Document Element: Strategic Policy SP 18: Mineral Resources, 11.567

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy SP18, Paragraph 11.567:

This paragraph does not properly reflect MTAN1 and should be amended accordingly. MTAN1 states "that the following minimum distances should be adopted unless there are clear and justifiable reasons for reducing the distance. An example may be that, because of other means of control, there is very limited impact from the mineral extraction site."

Change suggested by respondent:

Amend wording to reflect MTAN1:

Amend the text to read ""In respect of working the resource within the area of search, this will not be carried out within 100m of residential properties unless there are clear and justifiable reasons for reducing the distance. Proposals for extraction will also need to accord with the criteria set out within Policy MR1 Mineral Proposals. On those elements of the area of search that contain grade 3a agricultural land, the need for extraction will be considered in accordance with paragraph 3.59 of PPW Ed.11."

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

MR1: Mineral Proposals

Support

Summary of representations:

The respondent supports the inclusion of certain criteria within Policy MR1 Mineral Proposals, as detailed in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

5606

Support

Document Element: MR1: Mineral Proposals

Respondent: Dwr Cymru/Welsh Water

Summary:

MR1: Minerals Proposals We welcome the inclusion of criterion e) and k) of this policy.

Change suggested by respondent:

No change to the Plan

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5dp>

Representation form - redacted - <https://carmarthenshire.oc2.uk/a/5dq>

Object

Summary of representations:

Objection to Policy MR1 Mineral Proposals. The plan should highlight that the MOD must be consulted on any mineral extraction scheme.

Summary of representation changes to plan:

That the plan highlights that the MOD must be consulted on any mineral extraction scheme.

Response:

Disagree. Any mineral extraction scheme which occupies a [Ministry of Defence] statutory range safeguarding zone would be a Development Management matter and would be addressed at the planning application stage.

Action:

No Action

5794

Object

Document Element: MR1: Mineral Proposals**Respondent:** Ministry of Defence**Agent:** Ministry of Defence**Summary:**

Mineral extraction has the potential to have a significant impact on defence capability and operations, through all stages of the extraction, restoration, and aftercare process. These types of developments have the potential to provide attractive environments to certain large and/or flocking bird species hazardous to aviation safety and therefore may be subject to design requirements or for management plans to be applied. Development types that might require the application of planning condition(s) and/or the use of Planning Obligations to secure legal frameworks for the way development is carried out or managed can include mineral extraction schemes, waste development schemes or proposals associated with waste facilities including any restoration of sites. The MOD requests that the plan highlights that the MOD must be consulted on any mineral extraction, waste or landfill scheme which occupies a statutory range safeguarding zone.

Change suggested by respondent:

The MOD requests that the plan highlights that the MOD must be consulted on any mineral extraction, waste or landfill scheme which occupies a statutory range safeguarding zone.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

MR2: Mineral Buffer Zones

Object

Summary of representations:

Objection to Policy MR2 Mineral Buffer Zones. The respondent requests that all all sites with extant planning permission for mineral workings be listed in this policy.

Summary of representation changes to plan:

List all sites with extant planning permission for mineral workings in this policy.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy. Furthermore, all sites with extant planning permission for mineral workings and their associated buffer zones are set out in Appendix 4 of the Plan. Matter to be further considered at examination.

Action:

Matter to be discussed at Examination.

5563

Object

Document Element: MR2: Mineral Buffer Zones

Respondent: Welsh Government

Summary:

Minerals

Carmarthenshire is within the Swansea City Sub-Region of the South Wales RAWP area along with Swansea and Neath Port Talbot. The Regional Technical Statement 2 (RTS2) identifies an apportionment figure of 0.058 million tonnes of sand and gravel and 27.556 million tonnes of crushed rock. When comparing these figures with the existing landbank, there is a surplus of permitted reserves and as such, no requirement to identify allocations in the plan. However, the authority should:

- List in Policy MR2 all sites with extant planning permission for mineral workings and their associated buffer zones. This will add clarity to the plan and align with the requirements in PPW to outline the expectations of the authority in respect of existing and operational mineral sites (5.14.13).
(Category C Objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Object

Summary of representations:

Objection to Policy MR2: Mineral Buffer Zones. An amendment to the Policy wording is required.

Summary of representation changes to plan:

Amend the text to read: "Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working and proposed mineral workings."

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4960

Object

Document Element: MR2: Mineral Buffer Zones

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy MR2: Mineral Buffer Zones:

This Policy states: "Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working."

PPW requires that Buffer Zones are provided as "areas of protection around permitted and proposed mineral workings" also "buffer zones should be identified in development plans around existing or proposed minerals sites" (Our underlining). This is also reflected in MTAN1.

Change suggested by respondent:

Amend the text to read: "Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working and proposed mineral workings." We note the amendment to para 11.571 to reflect this.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

MR3: Mineral Safeguarding Areas

Object

Summary of representations:

Objection to Policy MR3: Mineral Safeguarding Areas. An amendment to the Policy wording is required.

Summary of representation changes to plan:

Amend the wording to read "Planning permission will not be granted for development proposals where they would permanently sterilise mineral resources and minerals infrastructure."

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4962

Object

Document Element: MR3: Mineral Safeguarding Areas

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy MR3: Mineral Safeguarding Areas:

The policy states "Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate...."

We note changes from the previous wording, but feel this does not reflect the wider requirements of PPW in terms of minerals resources and infrastructure. Minerals safeguarding is not solely about safeguarding aggregate resources.

This should include a wider minerals base and minerals infrastructure.

Change suggested by respondent:

Amend the wording to read "Planning permission will not be granted for development proposals where they would permanently sterilise mineral resources and minerals infrastructure."

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

MR3: Mineral Safeguarding Areas, 11.573**Object****Summary of representations:**

Objection to Policy MR3, Paragraph 11.573. An amendment to the Policy wording is required.

Summary of representation changes to plan:

Amend the wording to read "PPW stresses the importance of safeguarding mineral resources that meet society's needs now and in the future, together with minerals related infrastructure."

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy.

Action:

No Action

4961**Object**

Document Element: MR3: Mineral Safeguarding Areas, 11.573

Respondent: Mineral Products Association Wales

Summary:

Objection to Policy MR3, Paragraph 11.573:

The wording states "PPW stresses the importance of safeguarding mineral resources that meet society's needs now and in the future."

PPW also stresses the importance of safeguarding "minerals related infrastructure" (para 5.14.7). The wording should be amended to reflect PPW.

Change suggested by respondent:

Amend the wording to read "PPW stresses the importance of safeguarding mineral resources that meet society's needs now and in the future, together with minerals related infrastructure."

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/6ft>

Strategic Policy – SP 19: Sustainable Waste Management

Support

Summary of representations:

Support for Policy SP19 Sustainable Waste Management for the reasons set out in the summary below.

Summary of representation changes to plan:

None

Response:

Support welcomed

Action:

No Action

5534

Support

Document Element: Strategic Policy – SP 19: Sustainable Waste Management

Respondent: Pembrokeshire Coast National Park Authority

Agent: Pembrokeshire Coast National Park Authority

Summary:

Both authorities' policies on waste management are broadly aligned. Carmarthenshire acknowledges TAN 21 and the need for collaboration between local planning authorities to progress towards an integrated and adequate network for waste management.

Change suggested by respondent:

No change to the Plan

Attachments:

Representation - <https://carmarthenshire.oc2.uk/a/4yq>

email - redacted - <https://carmarthenshire.oc2.uk/a/5fr>

Object

Summary of representations:

Objection to Strategic Policy SP 19 Sustainable Waste Management. The plan should highlight that the MOD must be consulted on any waste scheme which occupies a statutory range safeguarding zone.

Summary of representation changes to plan:

That the plan highlights that the MOD must be consulted on any waste scheme which occupies a statutory range safeguarding zone.

Response:

Disagree. Any waste scheme which occupies a [Ministry of Defence] statutory range safeguarding zone would be a Development Management matter and would be addressed at the planning application stage.

Action:

No Action.

5795

Object

Document Element: Strategic Policy – SP 19: Sustainable Waste Management

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

Development types that might require the application of planning condition(s) and/or the use of Planning Obligations to secure legal frameworks for the way development is carried out or managed can include mineral extraction schemes, waste development schemes or proposals associated with waste facilities including any restoration of sites. The MOD requests that the plan highlights that the MOD must be consulted on any mineral extraction, waste or landfill scheme which occupies a statutory range safeguarding zone.

Change suggested by respondent:

The MOD requests that the plan highlights that the MOD must be consulted on any mineral extraction, waste or landfill scheme which occupies a statutory range safeguarding zone.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

WM2: Landfill Proposals

Object

Summary of representations:

Objection to Policy WM2: Landfill Proposals. The plan should highlight that the MOD must be consulted on any landfill scheme which occupies a statutory range safeguarding zone.

Summary of representation changes to plan:

That the plan highlights that the MOD must be consulted on any landfill scheme which occupies a statutory range safeguarding zone.

Response:

Disagree. Any landfill scheme which occupies a [Ministry of Defence] statutory range safeguarding zone would be a Development Management matter and would be addressed at the planning application stage.

Action:

No Action

5796

Object

Document Element: WM2: Landfill Proposals

Respondent: Ministry of Defence

Agent: Ministry of Defence

Summary:

Development types that might require the application of planning condition(s) and/or the use of Planning Obligations to secure legal frameworks for the way development is carried out or managed can include mineral extraction schemes, waste development schemes or proposals associated with waste facilities including any restoration of sites. The MOD requests that the plan highlights that the MOD must be consulted on any mineral extraction, waste or landfill scheme which occupies a statutory range safeguarding zone.

Change suggested by respondent:

The MOD requests that the plan highlights that the MOD must be consulted on any mineral extraction, waste or landfill scheme which occupies a statutory range safeguarding zone.

Attachments:

email - redacted - <https://carmarthenshire.oc2.uk/a/5d3>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d4>

Monitoring, 12.9

Support

Summary of representations:

The respondent provides general comments on TAN15 production, as detailed below.

Summary of representation changes to plan:

No change.

Response:

Comments noted.

Action:

No action.

5781

Support

Document Element: Monitoring, 12.9

Respondent: Natural Resources Wales

Summary:

12.9 We note an annual monitoring report will be undertaken for submission to WG. Reviewing the plan to keep it relevant and up to date is paramount so it has regard for changes and circumstances and national guidance. As noted earlier the revised TAN 15 is due to be published and will need to be reflected in the LDP, before your next 4 yearly whole plan review.

Change suggested by respondent:

Amend Plan if necessary

Attachments:

Annex 3: Site Allocations - <https://carmarthenshire.oc2.uk/a/5r7>

email - redacted - <https://carmarthenshire.oc2.uk/a/5d6>

statement - redacted - <https://carmarthenshire.oc2.uk/a/5d7>

13. Glossary

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

Support Welcomed

Action:

No change to the Plan

4641

Support

Document Element: 13. Glossary

Respondent: mrs tracy rennie

Summary:

Supports infill development as defined in the policy to facilitate appropriate village growth, support local families and sustain local facilities.

Change suggested by respondent:

No change.

Attachments: None

Appendix 3 - Supplementary Planning Guidance

Support

Summary of representations:

The respondent's consultation response is summarised below

Summary of representation changes to plan:

No change to the Plan

Response:

It is proposed that a Supplementary Planning Guidance for Affordable Housing will be adopted in line with the adoption of the Revised LDP

Action:

No action

5018

Support

Document Element: Appendix 3 - Supplementary Planning Guidance

Respondent: Gwyn Stacey

Summary:

Affordable Housing - If no new SPG is created, further updates are required to provide more guidance for self build, scale, environmental standards and intermediate housing as set out PPW ED11

Placemaking and Sustainable Places - see comments made on policy SP12 regarding requirement for more detail.

Change suggested by respondent:

-

Attachments: None

Appendix 4: Minerals Sites

Object

Summary of representations:

Objection to Appendix 4 Mineral Sites for the reason set out in the summary below.

Summary of representation changes to plan:

Explain the likelihood of the dormant and inactive sites being reactivated within the Plan period.

Response:

Disagree. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to national planning policy. The likelihood of inactive and dormant sites being reactivated is an iterative process that is considered by the Development Management Team (Minerals).

Action:

Matter to be further considered at Examination.

5564

Object

Document Element: Appendix 4: Minerals Sites

Respondent: Welsh Government

Summary:

Appendix 4 of the plan identifies several inactive and dormant mineral sites. The authority should explain the likelihood of these sites being reactivated and worked within the plan period.
(Category C Objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>

Appendix 7 – Housing Trajectory

Object

Summary of representations:

The respondents identify issues with the housing trajectory and that they do not comply with the DPM and PPW

Summary of representation changes to plan:

Consider undertaking necessary work

Response:

The Council has undertaken additional work to comply with key sections of the DPM and this is addressed within the Position Statement on Housing Growth. This relates to work on the housing trajectory and spatial distribution papers and will be submitted to the Inspector as part of the Council's evidence base.

Action:

To be considered at examination

4766

Object

Document Element: Appendix 7 – Housing Trajectory

Respondent: The Home Builders Federation

Summary:

The figures in the table do not appear to add up, although it is noted that the table is very complicated and hard to follow. Adding the overall allocations, commitments, windfalls, small sites and taking away completions does not result in the identified requirement figure.

Why does the trajectory include a five year land supply calculation as this is not longer required or used in Wales.

Change suggested by respondent:

Check the figures, remove the five year land supply information and simplify the table and include it in the main document with the housing requirement policy.

Attachments: None

5544**Object****Document Element:** Appendix 7 – Housing Trajectory**Respondent:** Welsh Government**Summary:**

Housing Trajectory

The trajectory table in the plan and supporting graph (page 340 and 341) do not comply with the requirements of the PPW and the DPM as follows:

- Rows J to T do not comply with new 'AABR approach/formula' set out in the DPM Row L guidance (page 124-127 and Table 21). The Council must amend the trajectory to comply with the latest policy and guidance.
 - Row H – Large windfalls should be removed from the first two years of supply 01st April 2022/23 and 2023/24 (DPM 5.73).
 - The trajectory graph should not have a 'straight AAR line' for the reasons stated above.
 - Row G – The Council must confirm what the landbank figure is as there is uncertainty in the evidence provided (detailed commentary is provided).
- (Category B objection)

Change suggested by respondent:

-

Attachments:

letter - redacted - <https://carmarthenshire.oc2.uk/a/5wm>