



**CARMARTHENSHIRE REPLACEMENT LOCAL
DEVELOPMENT PLAN
EXAMINATION IN PUBLIC STAGE**

STATEMENT OF OBJECTION

**PROPOSED ALLOCATION PrC3/h22
LADN ADJACENT TO PANT Y BLODAU, PENYGROES**

On behalf of
Evans Banks Planning Ltd

Our Ref: PrC3/h22/EBP
Representation No.: 5064
Representor ID: 4967
Date: September 2024
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1.0 INTRODUCTION

1.1 This Statement has been prepared by Evans Banks Planning Ltd on behalf of its Clients as a continued objection to the proposed allocation of land adjacent to Pant y Blodau, Penygroes (LDP Ref. No. PrC3/h22) as part of the *Carmarthenshire Replacement Local Development Plan* (LDP). This Statement has been prepared in advance of our attendance of the relevant session of the Examination in Public and has been prepared in response to the Inspector's issued '*Matters, Issues and Questions*' document. The contents of this Statement should also be read in conjunction with the originally made points of objection submitted at the Revised Deposit stage, which still stand.

1.2 In addition to providing, where relevant, updated information since the originally made objection (particularly in view of recent changes to national planning policy), this Statement also seeks to address the following questions raised by the Inspector:

- What is the current use of the allocated site?
- What is the proposed use of the allocated site?
- What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?
- Are the number of residential units proposed realistic and deliverable over the plan period?
- What are the mechanisms and timescales for delivering the site?
- Is the allocation of the site essential to ensure the soundness of the Plan?

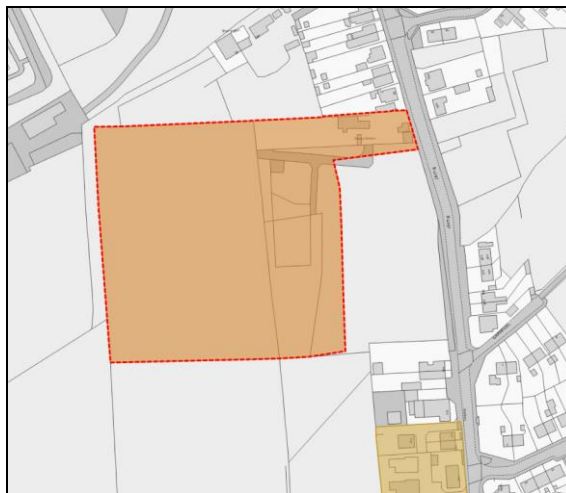
2.0 THE PROPOSED ALLOCATION

2.1 THE SITE

2.1.1 Since the submission of our original objection to the allocation of the land for housing development purposes, the proposed allocation (Plan A) remains undeveloped, as illustrated by the aerial photograph below.

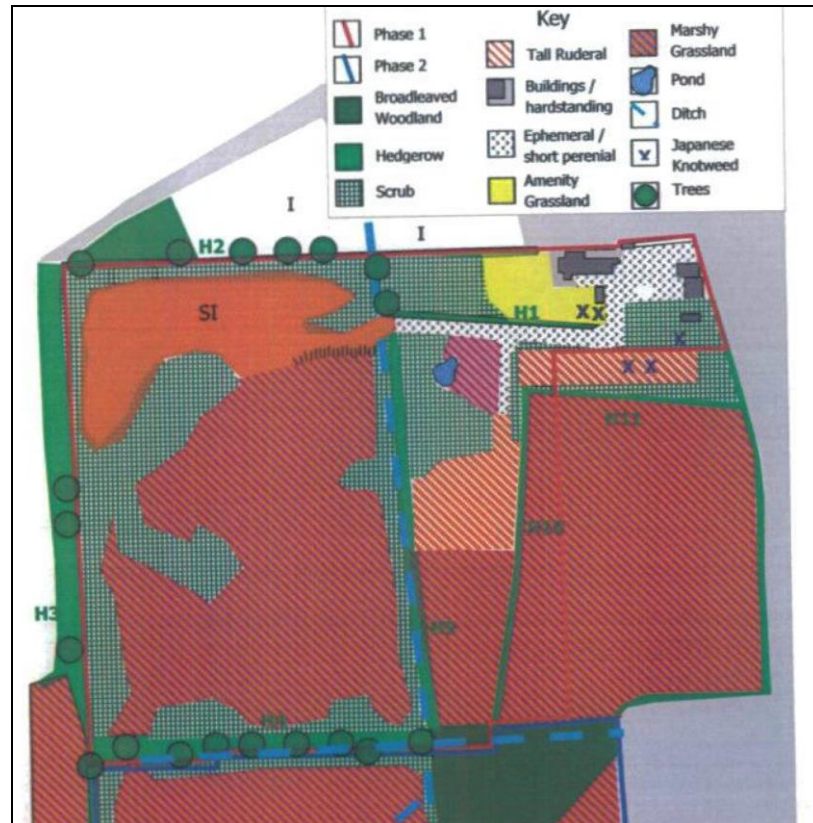


Photograph 1



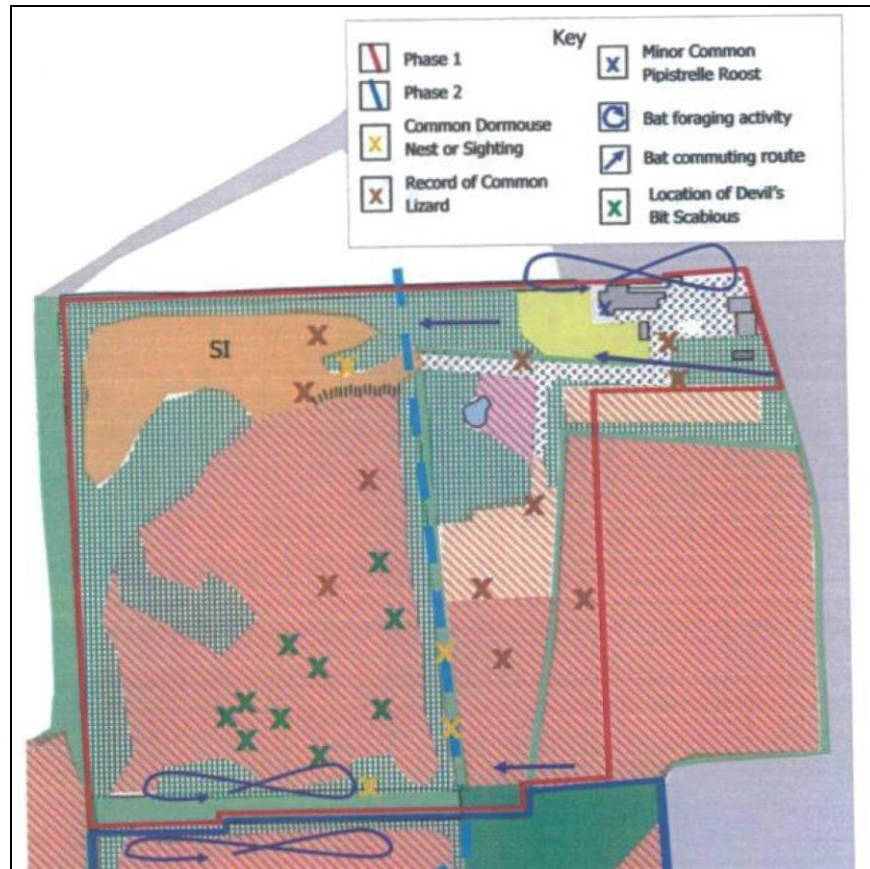
Plan A

2.1.2 There is clear evidence that the site is not in regular or active agricultural use and so has been left unmanaged for a number of years. In a planning application submitted to the Authority in 2014 (LPA Ref. No. E/22910) an Ecological Assessment Survey of the site and adjoining area was undertaken, which produced the Phase I Habitat Survey plan below (a copy of the full report accompanies this submission).



Plan B

2.1.3 In addition, the Ecological Assessment also at the time recorded the site containing several Priority Habitats (Marshy Grassland and Broadleaf Woodland), as well as a number of protected species (Dormouse, Bats and Reptiles), the locations at which they were found plotted on the plan below.



Plan C

2.1.4 As is evident on Photograph 1 of this Statement, the extent of the aforementioned habitats has clearly increased, with the populations of protected species on them possibly having done so also. The resultant potential available development area has therefore significantly reduced since consent was last granted in 2014.

2.2 PLANNING HISTORY

2.2.1 Having reviewed the site's planning history, as detailed previously, full planning permission was granted in 2014 for 79 residential units (Planning Application No. E/29910) and a copy of the decision notice accompanies this submission. As can be seen, the consent includes a number of pre-commencement conditions to be satisfied prior to any works on the site taking place.

2.2.2 From reviewing the Council's online records, it would appear that Condition 13 has not been discharged. In fact, an application for the discharge of Condition 2 and 15 is ongoing, with the Authority's Ecology Officer advising that any previous licences granted would now be out of date, as well as there being a requirement for further ecological assessment of the site to be submitted. As a result, not all of the required conditions have been discharged within the lifetime of the planning permission and so the consent has now lapsed.

2.2.3 In summary, despite the site being allocated for residential development in the current LDP and previous development plans, the site remains undeveloped. In addition, it is clear that its development at this stage would lead to a significant loss of Priority Habitat, contrary to the requirements of Chapter 6 of *Planning Policy Wales* (PPW) (Edition 12), as well as adopted local planning policy and so in our view would not now be granted planning consent.

2.2.4 The above is consistent with other planning applications that have been determined by the Authority and also PEDW at appeal in recent months since the publication of the recent edition of PPW. Such examples of where the loss of priority habitat and a reduction of biodiversity include the following cases (despite being allocated for residential development in the current LDP), with the relevant decisions accompanying this submission.

- Land off St Anne's Lane, Cwmffrwd, Carmarthen (LPA Ref. No. PL/04306)
- Gwelfor, Heol Llanelli, Trimsaran (LPA Ref. No. PL/06620)
- Land south of Cwmgarw Road, Upper Brynamman (LPA Ref. No. PL/04459)

2.2.5 It is therefore unequivocal that planning permission for residential development on the proposed allocation will not be forthcoming during the Plan period.

3.0 DEVELOPMENT CONSTRAINTS

3.0.1 The original objection submitted at the Revised Deposit Stage of the LDP highlighted a number of constraints to the delivery of the proposed allocation during the Plan period, which remain. The proposed allocation has a long planning history for a significant number of residential units, but despite being allocated for such purposes for over 20 years, the site to date has failed to deliver a single home. The following therefore provides further doubt on the deliverability of the allocation during the Replacement Plan's lifetime.

3.1 PHYSICAL

3.1.1 As has been detailed in Section 2 of this Statement, the proposed allocation has an extremely high ecological and biodiversity value, which represents a significant physical obstacle to its delivery for the purposes intended by the Council. Even the partial development of elements of the site would still lead to a significant risk to Priority Habitat and the loss of key habitat used by Protected Species.

3.1.2 As a result of the above and that fact that such impacts could not be mitigated, the physical development of the site would be contrary to national planning policy.

3.2 DELIVERABILITY AND VIABILITY

3.2.1 In view of the limited and restricted net developable area of the proposed allocation, both its deliverability and viability on these grounds alone are put into serious question. In addition to this, we understand that the site has been actively marketed by a number of agents since before the 2014 consent was granted, but no purchase to date has taken place, let alone any unit constructed.

3.2.2 In view of the above, the viability of the proposed allocation is clearly in question and there is no evidence to support its ability to deliver 79 units during the lifetime of the Replacement LDP.

4.0 TESTS OF SOUNDNESS

4.1.1 In summary, on the basis of the evidence submitted in and with this Statement, as well as that already submitted to the Authority, it is clear that the allocation of PrC3/h22 (Land adjoining Pant y Blodau, Penygroes) fails to adhere to the following Tests of Soundness, as required by the *Development Plan Manual*:

- Does the Plan fit?
- Is the Plan appropriate?
- Will the Plan deliver?

4.1.2 It is quite clear that the allocation of the land in question is not consistent with the guidance and requirements of national planning policy (particularly *Planning Policy Wales*), is not appropriate for allocation in light of the evidence, and will clearly, yet again, fail to deliver any new residential units during the Plan period.

4.1.3 As a result, the continued inclusion of the allocation in question would result in the *Carmarthenshire Replacement Local Development Plan* being unsound and alternative sites such as those promoted on behalf of our Clients should in turn be allocated and included within the Plan, in order to rectify the situation.