



CARMARTHENSHIRE REPLACEMENT LOCAL
DEVELOPMENT PLAN
EXAMINATION IN PUBLIC STAGE

STATEMENT OF OBJECTION

PROPOSED ALLOCATION SuV60/h1
LAND ADJACENT TO COLLEGE BACH, LLANGYNOG

On behalf of
Evans Banks Planning Ltd

Our Ref: SuV60/h1/EBP
EiP Rep. No.: 4967
Date: September 2024
Prepared by: RAB

Representation No.: 5116

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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 College Bach, Llangynog (LDP Ref. No. SuV60/h1) 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 The contents of this Statement should also be read in conjunction with the originally made points of objection submitted at the Revised Deposit stage, which still stand.

1.2 In addition to providing, where relevant, updated information since the originally made objection (particularly in view of recent changes to national planning policy), this Statement also seeks to address the following questions raised by the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

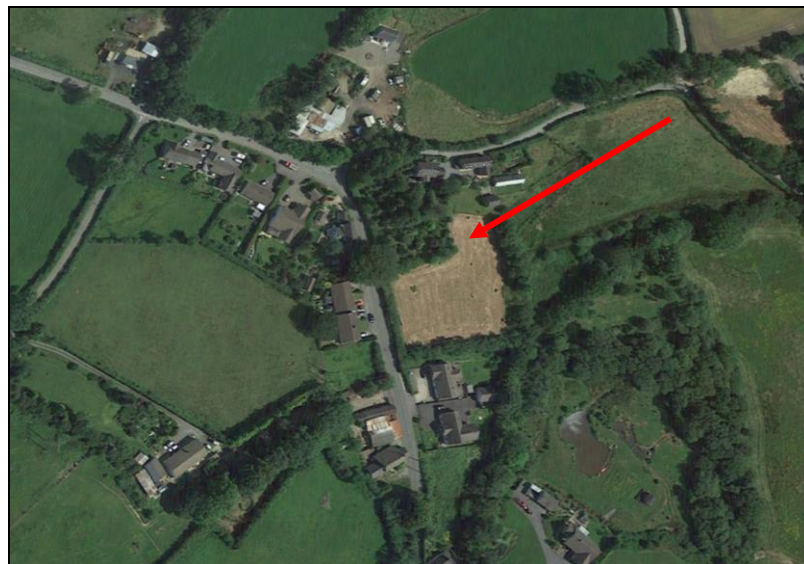
2.0 THE PROPOSED ALLOCATION

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.



Plan A – Second Deposit Draft Map Extract



Photograph 1 – Google Earth – July 2021

2.1.2 The site presently and for some time been used for agricultural purposes only.

2.2 PLANNING HISTORY

2.2.1 The proposed allocation has **NO** relevant planning history. No applications for planning permission have **ever** been submitted on the site.

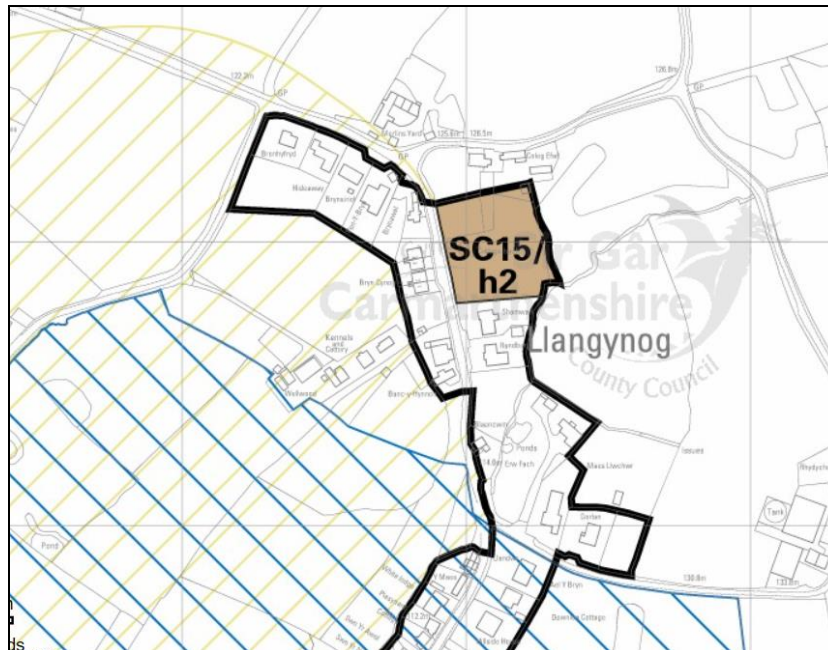
2.2.2 Notwithstanding the above, the site is proposed in the 2nd Deposit Revised LDP for the purposes of developing 6 residential units, expected under Policy HOM1 to be delivered in two phases over Years 6-10 (2023-27) and Years 11-15 of the Plan Period, i.e. between 2028 and 2033.

3.0 DEVELOPMENT DELIVERABILITY

3.1 Welsh Government's Guidance in Development Plans Manual (Edition 3) (March 2020). Page 120 states: "**Rolling forward allocations** - Allocations rolled forward from a previous plan will require careful justification for inclusion in a revised plan, aligning with PPW. There will need to be a substantial change in circumstances to demonstrate sites can be delivered and justify being included again. Clear evidence will be required that such sites can be delivered. The sites should be subject to the same candidate site process requirements as new sites i.e., they must be demonstrated to be sustainable and deliverable. If an LPA wishes to retain such sites but cannot evidence, they will be delivered, i.e., for aspirational or regeneration purposes, they can still be allocated in the plan but not relied upon as contributing to the provision. It will not be appropriate to include such sites in the windfall allowance. They should be treated as 'bonus sites.'"

3.2 The site at College Bach was allocated for residential development in the 2006-2021 Local Development Plan, as Site SC15/h2, as shown below at Plan B.
That LDP was formally adopted in December 2014, and a period of almost 10 years has elapsed since the site was allocated for residential development in an adopted

LDP. It is noted that **not one application for any planning permission** has been forthcoming since the adoption of the LDP.



Plan B – 2014 Adopted LDP

- 3.3 The failure to submit detailed proposals to develop sites is quite striking in a settlement such as Llangynog. The settlement lies less than one mile off the A40 trunk road, which runs west from the town of Carmarthen, only some 3 miles distant. The small villages lying within 10 minutes' drive of Carmarthen are highly popular with new homeowners, in search of new, modern properties given its easy and accessible distance to Carmarthen. This is evidenced at nearby Llangain, Peniel, Cwmffrwd and Abergwili, which like Llangynog can be described as Carmarthen's satellite settlements.
- 3.4 It therefore must be questionable as to whether the landowner has genuine intentions to bring the allocated site to the market? For the last 18 years, there is **no evidence of any attempt to market the site with a national or regional estate agent.**

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 SuV60/h1 (Land at College Bach, Llangynog) 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, fail to deliver any residential units during the Plan period.

4.1.3 As a result, the 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.