

Carmarthenshire Revised Local Development Plan 2018-2033

PrC1/MU1 West Carmarthen
(Pentremeurig Farm South)

Statement of Common Ground
between Carmarthenshire County Council and
Persimmon Homes West Wales

September 2023

Contents

1. Purpose of this Statement of Common Ground	2
2. The Site	2
3. The planning status of the site.....	2
4. Financial viability affecting the commencement of development	3
5. Site ownership and access constraints affecting site assessment or the commencement of development.....	3
6. Infrastructure provision necessary to support / enable the development	3
7. The landowner’s delivery intentions and trajectory.....	4
8. Signatories to the Statement of Common Ground.....	4
Appendix 1	5
Appendix 2	6

1. Purpose of this Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared by Carmarthenshire County Council (CCC) in collaboration with the Persimmon Homes (West Wales) Ltd. The SoCG has been prepared to inform the Examination of the Revised LDP in respect of part of the West Carmarthen housing allocation (reference PrC1/MU1). This statement will set out matters agreed and not agreed between the parties and will include the most up to date information available that is relevant to the site's development.

The content of this SoCG is for LDP preparation use only and should not be used to prejudge the requirements in relation to any future planning application(s).

2. The Site

The site comprises essentially comprises of two parcels of land, each consisting of two large field enclosure which total approximately 11.7 ha within part of a wider strategic housing allocation on the western side of Carmarthen.

The northern parcel slopes gradually downwards towards its southern boundary and adjoins the main built form of Carmarthen being located immediately to the west of the Maes y Wennol and Allt y Gog housing estates and to the north of St David's Park. It is bounded by established hedgerows and separated from St David's Park by a belt of well-established and mature trees that runs contiguous with its southern boundary.

The southern parcel is located to the south west of St David's Park and has a gentler gradient down towards its south western boundary which follows the route of the Tawelan Brook. The land is again bounded by hedgerows with parts of its northern and south western boundaries comprising belts of well-established trees.

Appendix 1 contains a location plan of the site, and appendix 2 shows the location of the site within the West Carmarthen Development Brief area. The wider allocation, known as "West Carmarthen", is allocated for a mix of uses including employment, community facilities, amenity and an allowance of 700 dwellings within the RLDP period.

The site is located within the northern and central part of the wider allocation with access gained from a roundabout on Ffordd Pendre.

3. The planning status of the site

The site is currently allocated in the adopted Carmarthenshire Local Development Plan as a mixed-use site. A Planning and Development Brief has been adopted for the site, within it, the site is annotated as residential development.

The site has the following planning permissions:

PL/02576 – Discharge of Condition No. 9 (Proposed Phasing Plan) of W/27776 – approved 23/09/21.

PL/01626 – Variation of Condition No.3 of W/27776 - approved 03/08/23.

W/27776 – Development of Land for Residential Use - Outline Planning Permission approved 25/05/18.

A reserved matters application for the initial phase will be submitted by the end of October 2023, with the subsequent phases following shortly after.

4. Financial viability affecting the commencement of development

Planning permission W/27776 was granted subject entering into a S106 agreement. The agreement stipulated the following:

- 12% Affordable housing;
- Commuted sum of £10,909 per open market dwelling, towards the construction of the West Carmarthen Link Road, and the provision of a new primary school and other community benefits;
- Provision of a Local Area for Play and Local Equipped Area of Play.

5. Site ownership and access constraints affecting site assessment or the commencement of development

Site Ownership: The site is owned by Persimmon Homes West Wales.

Site Access: Gained from Ffordd Pendre, with the site abutting the adopted highway directly.

Accessibility: The site is located within a short distance of Carmarthen town centre, which provides a range of shops and services. Bus stops are located on Ffordd Pendre that run to and from the town centre and this provides links to shops and services and to transport hubs. In terms of local services there are several local schools in the area, with a proposed primary school being built to the south-east of the site. It is considered that the site lies in a sustainable location which is suitable for residential development.

6. Infrastructure provision necessary to support / enable the development

The Second Deposit LDP was issued for public consultation in February 2023. Responses were received from statutory bodies in respect of the allocations within the Plan and are set out below. The comments relate to the wider allocation, not just this element of the site:

Dŵr Cymru / Welsh Water:

Location and Proposed Uses	Water supply	Public sewerage	WwTW
<p>West Carmarthen, Carmarthen Mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.</p>	<p>Site is committed</p>		

Natural Resources Wales:

Site Reference	Site Name	Issues identified
PrC1/MU1	West Carmarthen	Majority has planning permission. Main river Nant y Ci crosses through the site. FMfP Flood Zone 2 and 3 (Rivers) and Flood Zone 3 (Sea), zone C2 associated with the river. Avoid areas shown to be at flood risk.

The amber shading relating to the comments indicate that “Further assessments/requirement needed”.

(Note: this site falls outside the flood zones 2 and 3 and C2)

7. The landowner’s delivery intentions and trajectory

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Anticipated Completions	0	10	30	40	40	40	45	45	0	0

8. Signatories to the Statement of Common Ground

Carmarthenshire County Council (“The Local Planning Authority”) and Persimmon Homes West Wales consider that the allocation is sustainable, viable and deliverable.

Signed on behalf of The Local Planning Authority	<i>I Llewelyn</i>
Name	Ian Llewelyn
Position	Forward Planning Manager
Date	07.09.23

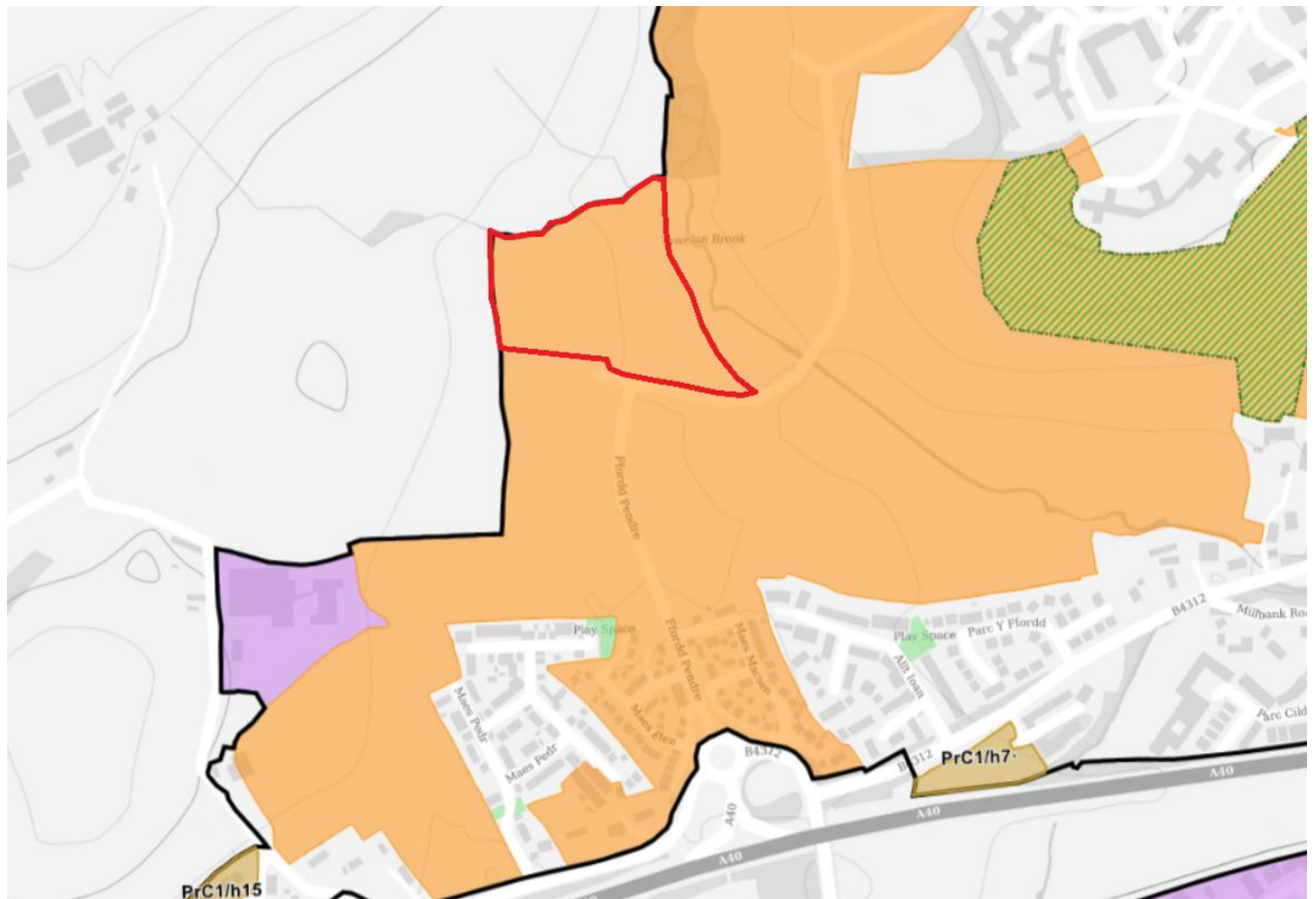
Signed on behalf of The Landowner	<i>K Harrison</i> on behalf of Persimmon Homes West Wales
Name	Kate Harrison
Position	Strategic Planning Manager
Date	06.09.2023

Appendix 1
Location Plan



Appendix 2

Location Plan with the West Carmarthen Development Brief Site



(Boundary shown for illustrative purposes only – not drawn to scale)