

# Matter 11: Prosperous People and Places – Site Allocations (Cluster 6 – St Clears and Pwll Trap)

*Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?*

<b>Allocated Sites</b>	<b>SeC19/h1 – Land at Park View, Trevaughan</b> <b>SeC19/h2 – Land at Whitland Creamery</b> <b>SeC20/MU1 - Laugharne Holiday Park</b> <b>SuV61/h1 - Land at Nieuport Farm</b>
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- a) What is the current use of the allocated site?**
- b) What is the proposed use of the allocated site?**
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?**
- d) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?**
- e) Are the number of residential units proposed realistic and deliverable over the plan period?**
- f) What are the mechanisms and timescales for delivering the site?**
- g) Is the allocation of the site essential to ensure the soundness of the Plan?**

Detailed proformas for all allocated housing sites in Cluster 6 can be found in submission document CSD104

## SeC19/h1 – Land at Parkview, Trevaughan

- a)** Farm Yard and Agricultural
- b)** Residential
- c)** A small part of the site is identified as being in Flood Zone 2 for rivers according to NRW's Flood Maps for Planning. This represents an updated position from the previous FMfP and the SFCA and affects a particular portion of the site. It is not considered that the extent of flood risk and its impact on part of the site will prevent the allocation coming forward for the number residential units identified. However, subject to the considerations applied to the extent of zone 2 this may need to be accommodated as part of any site layout. A planning application to deliver the site will be required to have regard to the FMfP and should be accompanied by appropriate evidence including a detailed FCA.

In relation to the flooding identified in the FMfP as a material consideration it is duly noted. However, its interpretation in policy terms is not informed by National planning policy as a result of the delay in the adoption of the revised TAN15. The landowner owns the whole site and the former farm buildings which can be demolished to make way for an effective vehicular access onto the B road.

- d)** Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.

- e)** Yes, it is considered that the number of dwellings proposed (8 dwellings) are realistic and deliverable within the Plan period.
- f)** Upon adoption of the Revised LDP, the landowner has indicated their intention to prepare an application for planning permission, with a view to forming an estate road and associated services shortly after approval. The modest scale of the site is ideally placed for local builders and / or those in search of bespoke and individual self-build plots.
- g)** No, the site is a relatively small site located in a service centre. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site is an allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 6

## SeC19/h2 – Land at Whitland Creamery

- a) Previously Developed Land
- b) Residential
- c) According to NRW the site falls within flood zone 2 and 3 for Rivers, however, the site boundary was drawn back to ensure that none of the developable land falls within this area. It may be that there is a very small area of the site within the flood zone that cannot be seen on the interactive map published by NRW. If this is the case, then the site boundary can be amended to accommodate this.

In relation to the flooding identified in the FMfP as a material consideration it is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15

DCWW have indicated limited capacity in the Waste Water Treatment works, however this is one of only two sites in Whitland to be allocated. Any future development will require reinforcement works, either through developer contributions or a future AMP.

The site is bounded to the south by a railway and to the east by commercial uses. The final scheme will need to ensure that the amenity of future residents is not adversely affected by noise arising from these adjacent uses., The potential additional cost of additional noise mitigation has already been accounted for in the viability.

Trees and Ecology: There is some limited tree and shrub cover around the site peripheries. For the most part however, this is located on the western boundary of the site, in areas which would be retained as undeveloped in response to flood constraints. Nonetheless appropriate tree and ecology

surveys will need to be undertaken to support any future planning application and the scheme evolved in response to any mitigation requirements.

- d)** The site proposes a 12% AH provision having regard to the fact that the first phase of development already benefits from planning permission, and the new allocation would be for fewer than 50 dwellings. Obsidian Homes have told us that they have undertaken detailed viability appraisals and are confident that the allocation is viable on this basis.

Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.

- e)** Planning permission has been approved for the northern half of the site. It has been approved for 28 dwellings in 2016 an access road has been implemented and ground works have commenced. Therefore, it is considered that the number of dwellings proposed for the whole allocation (48 dwellings) are realistic and deliverable within the Plan period. As mentioned, the whole site is allocated for 48 dwellings, however, Obsidian Developments have put forward an indicative layout of 60 dwellings.
- f)** It is anticipated that the 20 dwellings will be built beginning in 2027-28 to be completed in 2032. This timescale has been agreed with the landowner.
- g)** No, the site is a relatively small site located in a service centre. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site is an

allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 6

## SeC20/MU1 - Laugharne Holiday Park

- a)** Existing Tourism use including Caravan/chalet Park and Greenfield
- b)** Mix of uses focussed on Tourism and Leisure
- c)** The site lies outside development limits. Policy VE1 of the Revised LDP allows for the development of high-quality visitor attractions and facilities, including appropriate extensions, with specific conditions regarding location, design, and accessibility. For proposals outside of defined settlements, it allows them if they are reliant on the specific attributes of the site or open countryside location. A sequential approach must be followed, where priority is given to the adaptation and reuse of existing buildings, previously developed land and Greenfield locations (as a last resort). The site is located on Laugharne's coastline, this comes with a set of constraints that can be overcome at application stage. These constraints can include Landscape Impact, Historic Environment, Tree Conservation, Public right of way and highways.
- d)** Not Applicable
- e)** Not Applicable
- f)** Delivery is ongoing, given its proposed use its delivery is not identified in the Plan's housing trajectory
- g)** No, the site is allocated for Mixed Use focussed on tourism and leisure Its delivery will not have an impact on the Plan's overall strategy and objectives.

## SuV61/h1 - Land at Nieuport Farm

- a) Agricultural
- b) Residential
- c) Reserved Matters was approved in 2010 for 5 dwellings, ground work has commenced. A Non Material Amendment application was submitted in 2021 and was granted in the same year. The landowner as part of the Candidate Site application stage submitted a parcel of land directly adjacent to the permitted site. A part of this Candidate Site has been included which will allow a total of 10 dwellings to be delivered on the combined site area.

No significant constraints, any constraints will have been raised in application W/21251 and PL/02770.

Since the submission of the planning application DCWW have indicated limited capacity in the Waste Water Treatment works, however this is the only site in Pendine to be allocated, and therefore represents a small level of growth within the village. Any increase to the development will require reinforcement works, either through developer contribution or a future AMP.

6% of the site is classified as Grade 3a agricultural land. The site forms part of a farmyard and associated buildings with the majority of the site classified as urban on the Predictive ALC Map. It is acknowledged that 6% of the site area is identified as Grade 3a however this forms part of the farmyard and has been used for storage of equipment and vehicles over the past 20 – 30 years if not longer.

- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver



affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable

- e)** Yes, it is considered that the number of dwellings proposed (10 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area. Although permission has only been granted for 5, the agent has indicated that site is capable of being extended or re-planned to accommodate 10 residential units
  
- f)** It is anticipated that the 10 dwellings will be built beginning in 2026-27 to be completed in 2028
  
- g)** No, the site is a small site located in a sustainable village. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 3 settlement, the site is an allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 6