

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 7 – Prosperous People and Places – Site Allocations (Cluster 1 – Carmarthen)

Tuesday, 5 November 2024 between 10:00 and 17:00

Action Point	Council Response / Proposed MAC	Inspector's Comments
AP7/1 – Council to clarify the nature of the highway improvements required in respect of site allocation PrC1/h4 and if third party land is required for the works.	Two planning applications have been refused on another site that uses the same access road in recent years (ref: PL/03530 & PL/06114). This site has been removed from the Revised LDP. Both applications were refused on highway safety grounds. Concerns were raised with the restricted nature of Penlan Rd in terms of carriageway width, passing places and pedestrian facilities. Whilst the developer produced a highway improvement scheme, significant concerns were raised as to its deliverability and whether the scheme was achievable within land under the control of the applicant. Carmarthenshire's Highway Officers have since had discussions with the developers following the refusal earlier this year to see if the issues could be overcome. Following discussions with wider highway colleagues it was agreed that highway officers could look to support an amended scheme which removed the proposed footway provision along Penlan Road to maximise carriageway widening and passing places that would be within the applicants or highway limits, and then prioritise pedestrian linkages	Agree.

	from the west (Cae Bryn Drain / Bryn Gorwel), to encourage pedestrians to travel east/west as opposed to along Penlan Rd.	
AP7/2 – Council to confirm that land owned by Carmarthenshire County Council on site allocation PrC1/MU1 has been marketed.	The land owned by the Council has been out to tender, with a deadline set for responses by 11/11/24. The tender seeks to appoint a developer to work in partnership with the Authority, for the delivery of a residential scheme.	Agreed.
AP7/3 – Council to provide the Health & Safety Executive consultation response in respect of site allocation PrC1/MU2.	The Health & Safety Executive have been consulted on every RLDP consultation stage to date, however no comments have been received from them.	Agreed.
AP7/4 – Council to provide a map showing a revised boundary for site allocation SuV12/h1.	Map attached in Appendix 1, additional area to be included as part of allocation SuV12/h1 and amendment to the development limit shown in red.	Agreed.
AP7/5 – Council to confirm whether site allocation SuV17/h1 was allocated in the UDP as well as the adopted LDP.	The site was first allocated in the adopted LDP, it was not an allocation in the UDP (map attached in Appendix 2).	Agreed.
AP7/6 – Council to clarify matters regarding site allocation PrC1/MU1.	The Council has responded to the following questions from the Inspectors: The Statements of Common Ground (SOCG) for Land North West of School Site [CSD122] and Pentremeurig Farm South [CSD124] both have the same site plan area attached in Appendix 1. Could the Council confirm which site the plans refer to, and provide the correct plan for the other site?	Agreed.

	Please see attached the corrected SOCG. The Council will replace the SOCG within the Examination Library. Key Sites Position Statement [CSD120] – Could the Council confirm that land parcels 8, 11 and 12 are proposed for a 2-form entry primary school and local centre? Are any other uses proposed on this land? Land parcels 8, 11 & 12 have been reserved for a primary school and associated playing fields. Could the Council also provide an update on delivery of this infrastructure in terms of funding and delivery? Developer contribution in the form of s106 monies have been collected to facilitate and bring forward the economic link road, along with grant funding from Welsh Government as well as supporting the delivery of the school proposals on the site. Further funding requirements in relation to the school will be explored as part of the Modernising Education Programme along with the potential for further grant funding from Welsh Government. Paragraph 10.6 of the Development Brief refers to indicative triggers for bringing land for the local centre to the market. Are these triggers still intended? There are no proposals to bring the local centre forward as part of the overall development at this stage. Similarly for the primary school, could the Council provide an update on paragraph 5.5 of the SOCG [CSD121] and paragraph 10.16 of the Development Brief [CSD125] – triggers and phasing for the school to come forward?	
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	There are no triggers or phasing for the school to come forward. It features in the Council's Modernising Education programme but with no firm date for construction. Wider public open space/recreation land – are there any triggers or phasing for bringing forward areas of public open space (including, but not limited to, those specified in paragraphs 8.47, 8.49 and 8.50 of the Development Brief)? Public open spaces have been delivered by the developers on individual sites, and this requirement will continue for future parcels of land. In terms of others mentioned in paragraph 8.47 which have not been delivered, there are no phasing nor triggers for their delivery. Parcels 2 and 3 are shown on the illustrative masterplan for employment. We note the objection to continued allocation of the site for employment purposes, with several reasons given for its unsuitability as employment (Rep ID 5147). Have the Council had any further discussions with the landowner in terms of bringing forward the site for B class uses? The Council's corporate property division are pursuing grants from the Welsh Government to bring forward parcels 2 and 3 for employment purposes, in line with the West Carmarthen masterplan and SPG. We will forward further details on to the Inspectors when we are briefed more fully by our colleagues in Corporate Property. Needless to say, with this latest progress, it is the corporate intentions of the Council that this area of land remains allocated for employment purposes in the Revised LDP.	
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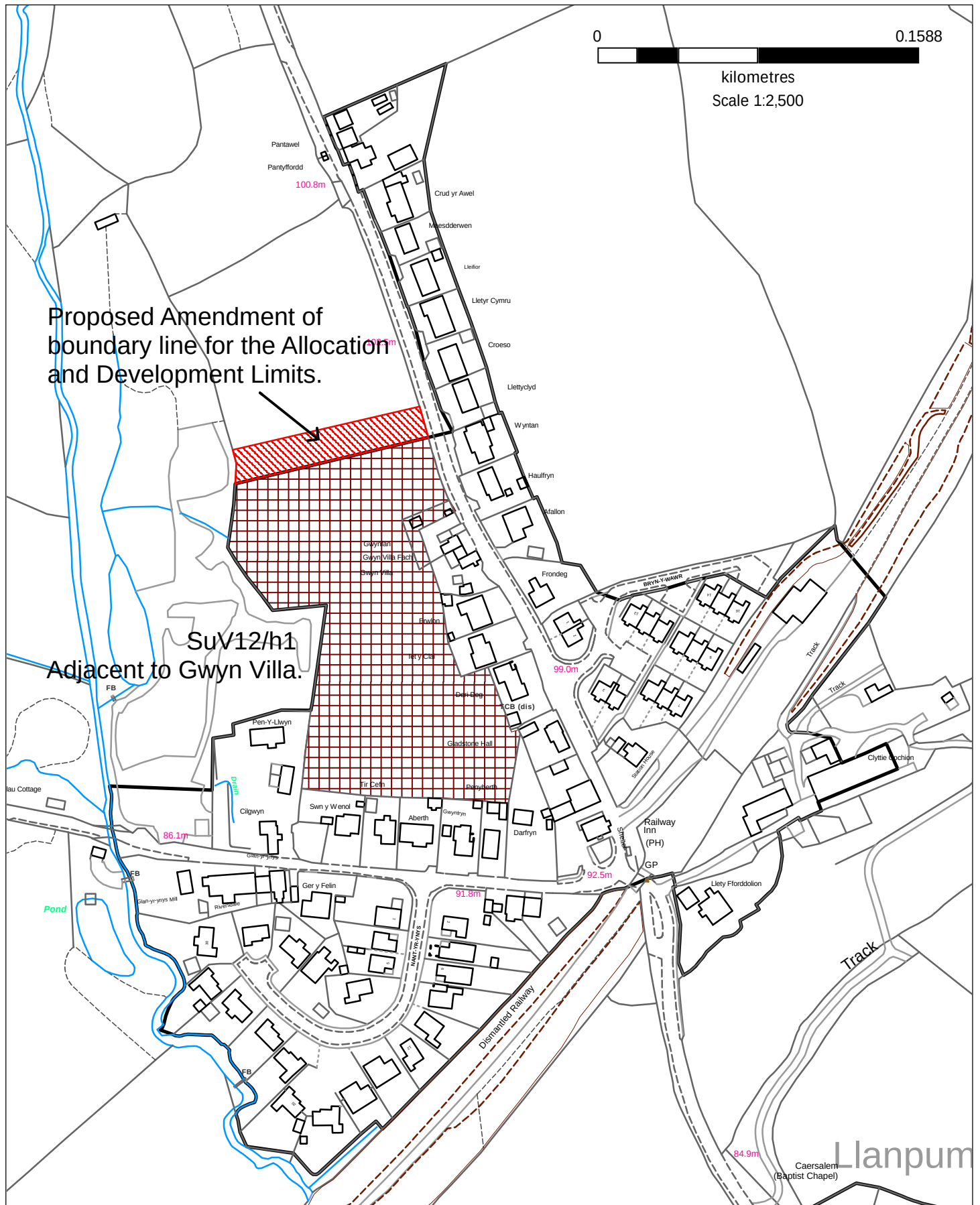
	Given some of the constraints highlighted (neighbouring residential uses, location and access route) are the Council still satisfied that the whole 4.53 ha site could come forward for the anticipated range of B Class uses, including the notional job creation figures split by use in Appendix 1 of the Topic Paper Growth and Spatial Distribution Part 2 - Job Creation and the Economy [CSD76]? Yes. Reference is made to the answer in question 7 above with respect to the Council actively pursuing the development of the site. The area highlighted in the Brief for employment use was purposely located at the western extremity, rather in a central location so as not to impinge upon residential development in other parts of the Brief area. The area highlighted for employment uses lies immediately south of an existing well-established employment use – Wynnstay. Whilst parts of the potential employment land do lie adjacent to residential uses, environmentally sensitive green infrastructure such as borders of trees can be used to minimise any impacts that might arise from the employment uses. Furthermore, the type of uses that would be permitted on the employment element can also be controlled so as to be sympathetic to the amenity of surrounding uses. The sensitive positioning of employment uses adjacent to that of residential development is commonplace all over the country and can be seen carried out successfully and tastefully in other parts of Carmarthenshire. The notional job creation figures set out in CSD76 is indicative and based upon the standardised method for working out such figures in <i>Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan (WG, 2015)</i>. This will be subject to individual	
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	details that would come forward as part of a future detailed planning application.	
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Appendix 1

SuV12/h1 – Adjacent to Gwyn Villa.
Proposed Amendment of boundary
line for the allocation and
development limits.

Cyngor Sir Caerfyrddin
Is-Adran Lle a Chynaliadwyedd,
Adran Lle a Seilwaith
3 Heol Spilman, Caerfyrddin. SA31 1LE
Carmarthenshire County Council
Place and Sustainability Division,
Place and Infrastructure Department,
3 Spilman Street, Carmarthen. SA31 1LE



Appendix 2

Cynllun Datblygu Unedol Sir Gaerfyrddin
Mabwysiadwyd Gorffennaf 2006 /
Carmarthenshire Unitary Development Plan
Adopted July 2006

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Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Caerfyrddin. 100023377. 2007.



CL42

Nantgaredig, Felingwm Isaf, Felingwm Uchaf, Llanegwad

