

Carmarthenshire Revised Local Development Plan 2018-2033

PrC1/MU1 West Carmarthen
(Land at Frondeg)

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

August 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	2
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.....	3
8. Signatories to the Statement of Common Ground.....	3
Appendix 1	4
Appendix 2	5
Appendix 3	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 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 is a 3.1 ha field within part of a wider strategic housing allocation on the Western side of Carmarthen. 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, 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 centre of the wider allocation and is bounded by a new link road on its eastern side (Ffordd Pendre) with access into the site from a roundabout. A strong hedgerow and Tawelan Brook lies to the west of the site at a lower level.

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.

A planning application has been received for the erection of 93 dwellings (reference: PL/04627) and is currently being determined. The planning application is a full application which consists of 82 market and 11 affordable homes.

4. Financial viability affecting the commencement of development

Whilst the application PL/04627 has not yet been determined, it is expected that the development will contribute the following:

- 12% Affordable housing (11 on-site affordable dwellings);
- Commuted sum of £883,629 (£10,909 per open market dwelling) towards the construction of the West Carmarthen Link Road which was Council funded, and the provision of a new primary school;
- Local Area for Play provided on-site.

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

The land is under the ownership of Persimmon Homes and therefore there are no direct constraints in regard to obtaining access to the site.

6. Infrastructure provision necessary to support / enable the development

Consultation with statutory and local bodies has taken place as part of planning application PL/04627. Consultation responses from Highways and NRW are set out in Appendix 3.

7. The landowner's delivery intentions and trajectory

	2024-25	2025-26	2026-27	2027-28
Anticipated Completions	20 in 2024	38 in 2025	21 in 2026	14 in 2027

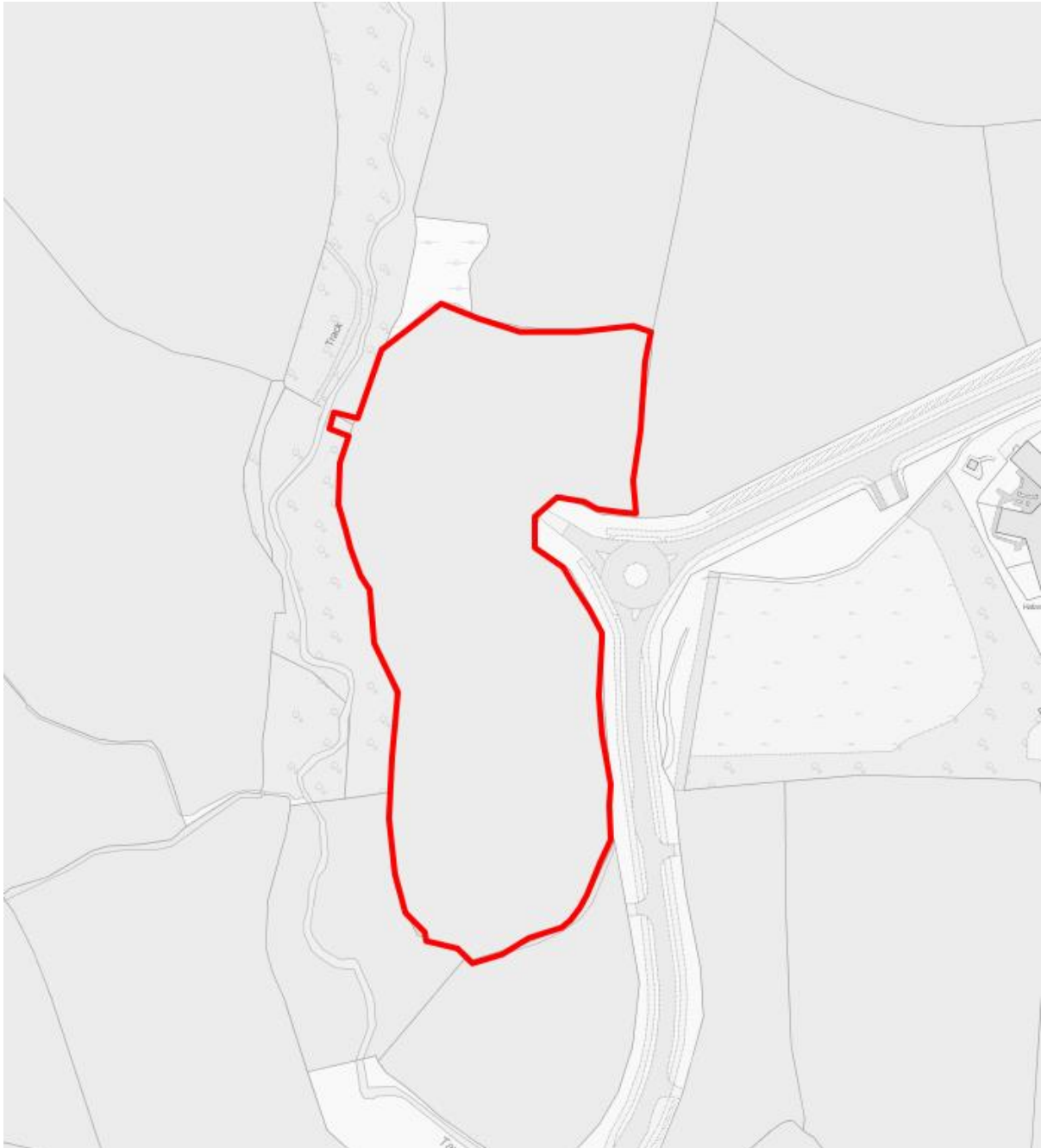
8. Signatories to the Statement of Common Ground

Carmarthenshire County Council ("The Local Planning Authority") and Persimmon Homes 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	08.08.2023

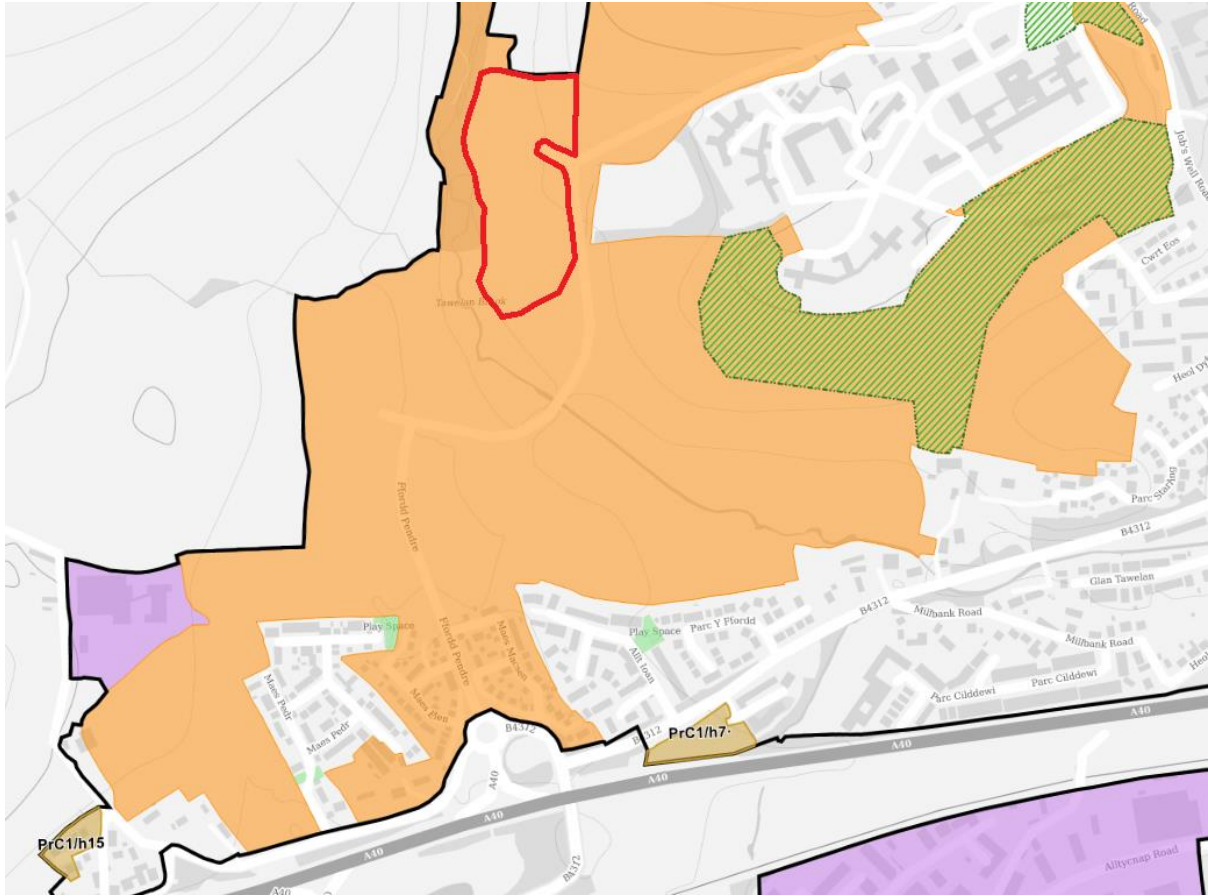
Signed on behalf of The Landowner	<i>K Harrison</i>
Name	Kate Harrison
Position	Strategic Planning Manager
Date	08.08.2023

Appendix 1
Location Plan



Appendix 2

Location Plan with the West Carmarthen Development Brief Site



Appendix 3

Consultation Responses from NRW & Highways in respect of Planning Application PL/04627

Highways:

Head of Highways and Transport

5123

PL/04627

PL/04627/P051557/(H&T)/GM

21st June 2023

DEVELOPMENT OF 92 NO. DWELLINGS AND ASSOCIATED LANDSCAPING
AND INFRASTRUCTURE.

LAND AT FRONDEG, WEST CARMARTHEN, CARMARTHENSHIRE.

Head of Planning Services

FAO: PAUL ROBERTS

**CIVIC OFFICES, CRESCENT ROAD,
LLANDEILO CARMS**

I refer to your consultation request on the above planning application and would comment as follows:

The Highways Planning Liaison Team has undertaken a review of the transport related documents and plans submitted for the proposed development. This includes a Transport Statement (TS) produced by AECOM on behalf of Persimmon Homes West Wales.

A summary of the current situation and transport implications of the development proposals are outlined below.

Development Proposals

The proposed development is for the construction of 92 dwellings to be provided as a combination of two, three and four bedroom houses.

The proposals form part of a strategic allocation for mixed-use development at 'West Carmarthen' (Reference: GA1/MU1) in the adopted 'Carmarthenshire Local Development Plan 2006-2021' (LDP). A 'Planning and Development Brief' for the strategic allocation at 'West Carmarthen' was prepared in September 2010, and forms part of the Supplementary Planning Guidance (SPG) to the adopted LDP. Furthermore, the LDP identifies that delivery of the area-wide proposals will be in conjunction with the Carmarthen West Link Road (CWLR), which was opened in 2019. This provides strategic highway access to the allocation site, including the current development proposals.

Access and Connectivity

The main access into the proposed development site will be provided via the northwestern arm of the northernmost roundabout on the CWLR which has been implemented specifically to accommodate the development of the West Carmarthen allocation. The CWLR benefits from 3m wide shared footways / cycleways on both sides of the carriageway providing good connectivity with surrounding areas and amenities.

Active Travel links running alongside the CWLR will connect to the internal footway network for the proposed development at the main site access roundabout and also to the south of the roundabout where a pedestrian only link is proposed. A further pedestrian link is also proposed, connecting the south eastern section of the site with the residential development proposed to the south.

The CWLR benefits from 3m wide shared footways / cycleways on both sides of the carriageway. The majority of the adjoining roads have footways on one or both sides of highways, with some providing localised sections of shared footway / cycleway. NCR 4, accessed to the south of the site, provides a longdistance route between London and Fishguard via Reading, Bath, Bristol, Newport, Swansea, Tenby, Haverfordwest and St. David's. Whilst many existing facilities are beyond recommended walking distances, many are within an easy cycling distance. Furthermore, day-to-day facilities within walking distance of the site are proposed as part of the wider allocation for 'West Carmarthen'; these include a primary school, local centre and employment uses.

Site Layout

Internal to the scheme, there will be a network of residential streets with adjacent footways to provide access to dwellings and parking spaces. The internal network has been designed with reference to CCC's HDG. The internal network will be offered for adoption to enable direct refuse collection and servicing. Some areas of shared surface are proposed, which provide access to a small number of dwellings (serving a maximum of 5 dwellings) and associated parking areas.

The proposed parking provision for the development is considered appropriate and is broadly in line with CSS Wales 2014 Parking Standards.

Public Transport

Opportunities for travel by bus are currently limited, with longer than recommended walking distances to existing bus stops with operational services. However, the CWLR includes newly constructed bus stops well within recommended walking distances, and the intention is for these to be served by bus routes in the future as the allocation is built-out and occupied, in accordance with the strategic plan for the site.

Carmarthen railway station is located within cycling distance of the site and provides access to regular services to Cardiff Central and Swansea.

Recommendation:

Any permission that the Planning Authority may give should include the following condition(s).

Condition(s):

1. The access, visibility splays and turning areas, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.
2. Prior to the occupation of any of the dwellings herewith approved, the required access roads and footpaths / footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.
3. The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
4. There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole internal access road frontage within 2.4 metres of the near edge of the carriageway.

5. All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
6. No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
7. No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Reason(s):

In the interests of highway safety.

Other Observation(s):

1. If the applicant intends to offer the proposed estate road for adoption to the highway Authority under Section 38 of the Highways Act 1980, then he is advised to contact the Authority's Highways Adoptions officer Mr Clifff Cleaton, at the earliest opportunity.
2. Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him.
3. Developers shall take positive measures to prevent surface water ingress to this site from the adjacent highway.
4. Without prior consent from the Sustainable Drainage Approval Body (SAB) no surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains/systems.
5. It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway. In particular, this will be required to create the proposed new accesses.

Stephen G Pilliner

Head of Highways and Transport
Pennaeth Priffyrdd a Thrafnidiaeth
(technicalservices@carmarthenshire.gov.uk)



Ein cyf/Our ref: CAS-218201-B5B1
Eich cyf/Your ref: PL/04627

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Mr Paul Roberts
Carmarthenshire County Council
Planning Services
Civic Offices
Crescent Road
Llandeilo
SA19 6HW

Ebost/Email:

swplanning@cyfoethnaturiolcymru.gov.uk

Dyddiad/Date: 7 June 2023

Annwyl / Dear Mr Roberts,

BWRIAD / PROPOSAL: DEVELOPMENT OF 93 DWELLING HOUSES, AND ASSOCIATED LANDSCAPE AND INFRASTRUCTURE

LLEOLIAD / LOCATION: FRONDEG, WEST CARMARTHEN, CARMARTHENSHIRE

Thank you for re-consulting Cyfoeth Naturiol Cymru/Natural Resources Wales on the above application, which we received on 19 May 2023.

We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding pollution prevention – Construction Environmental Management Plan. If this information is not provided, we would object to this planning application. Further details are provided below.

We have reviewed the Site Management Plan and the Project Environmental Plan, Version 5, dated 16.3.23, prepared by Persimmons.

We recommend the applicant go through the following points and address each one, providing sufficient detail on each.

Construction Environment Management Plan

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Store construction materials well away from the watercourse in a way that prevents otters gaining access or using them to rest in.

- Any trenches that are left open overnight will have planks of wood placed at regular intervals to allow otters a way out.
- All tools, food, litter and construction materials and packaging that may constitute a hazard to otters will be removed daily from the site.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

Yn ddiffuant / Yours sincerely

Lisa Jones

Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk