

Statement of Common Ground between Carmarthenshire County Council “The Local Planning Authority” and Parc Emlyn Development Ltd “The Landowner”.

Site Address: Emlyn Brickworks
Planning Reference(s) / Local Plan Reference(s): Deposit LDP Reference – PrC3/MU1
Date: 16/04/2024

Purpose of this Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared by two parties to address issues of deliverability in respect of the development at Emlyn Brickworks, Penygroes shown in Appendix 1.

It addresses the following deliverability indicators:

1. The planning status of the site.
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence.
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence.
4. Any relevant information about financial viability affecting the commencement of development.
5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.
6. Any relevant information about infrastructure provision necessary to support / enable the development.
7. Expected delivery and build-out rates.

For the purpose of this Statement Carmarthenshire County Council is “The Local Planning Authority” and Parc Emlyn Developments Ltd is “The Landowner”.

In the interests of clarity, this SoCG relates solely to the allocation as defined within the Second Deposit Revised LDP minus a small area owned by a separate party accessed off Waterloo Road, Penygroes. Nor does it relate to any other additional land being promoted

by The Landowner as part of the Revised LDP process. The precise area covered by the SoCG is outlined in red in Appendix 1 below.

1. The planning status of the site.

The subject site of 10.28 hectares is a previously developed site and has been included in the Second Deposit Revised LDP for mixed use purposes under site reference PrC3/MU1. Provision is made for the delivery of community focused development, along with 177 new homes.

Part of the wider site, off Norton Road, has already been developed for nine homes. This was developed prior to the plan period and so does not form part of allocation PrC3/MU1 within the Revised LDP.

Full planning permission was granted on 26 July 2023 for 70 homes on Phase II (land between Norton Road and the Cross Hands Economic Link Road spur to Norton Road) (Council planning application reference number E/32720). This permission covers 2.2ha of the overall mixed use allocation in the Second Deposit Revised LDP.

Recent completion of the Cross Hands Economic Link Road adds to the accessibility and deliverability of this site.

Further information on the planning status is outlined below.

2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence.

Submission of application(s) for the discharge of pre-commencement conditions to planning permission E/32720 is expected in spring / summer 2024, and will be followed later in the year by application(s) to vary some conditions, so as to allow material alterations to some of the approved details.

3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence.

Site inspections and survey work have been carried out to prepare the reports required as part of planning application E/32720. Importantly the applicant addressed the concerns of Natural Resources Wales (NRW) in respect of ecology and land contamination. The following reports were submitted with the planning application and are available to view on the Council's website:

- Preliminary Ecological Appraisal
- Drainage Report
- Written Scheme of Investigation for an Archaeological Watching Brief
- Phase 1 Habitat Study of Site and Wider Area
- Design and Access Statement
- Topographical Survey
- Assessment of Mining Subsidence Risk

Geotechnical surveys, to assess for ground contamination, permeability and ground stability, took place in January 2024, with some monitoring continuing until the end of March 2024. This survey work will inform the discharge of planning conditions, the design of the foundations for the houses and other ground work.

The remainder of the allocation has no recent planning history, however the landowner's commitment to deliver the whole of their site is evident through the submission of a representation to the Second Deposit Revised LDP.

The representation includes land not covered by the proposed allocation, which The Landowner is promoting as part of the LDP Examination, and as such it lies outside the scope of this SoCG.

The representation includes the following supporting documents/studies covering the whole allocation, and where relevant support the deliverability of the allocation:

- Initial Masterplan of the Site
- A Detailed Technical Report covering:
 - Previous Investigations
 - Coal Mining Risk Assessment
 - Geotechnical considerations
 - Conceptual Site Model and Preliminary Ground Contamination Risk Assessment
 - Phasing Plan (from previous reports)
 - Site Constraints Plan
 - Map of Peat Deposits

4. Any relevant information about financial viability affecting the commencement of development.

Financial viability relating to phase 2 of the development has been addressed in planning permission E/32720.

A viability appraisal utilising a recognised Development Viability Model on the remaining elements of the site is being prepared by The Landowner and will be provided in due course.

5. **Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.**

Ownership

The freehold of the majority of the land is owned by Parc Emlyn Developments Limited.

Access

Vehicular access to the site will be directly off the new Cross Hands Economic Link Road, as shown in the initial masterplan submitted as part of the representation to the Second Deposit LDP. This new road provides a more efficient vehicle link to the Cross Hands business hub and to the main A48 east-west trunk road (and M4), and by-passes the 6-way junction at Gorslas which had been the source of congestion in the past. Access to phases 1 & 2 is already in place via Norton Road in the north (as indicated in planning permission E/32720).

Development of the site will help facilitate delivery of the Cross Hands to Llandybie shared-use path, helping to deliver a cycle route largely segregated from vehicular traffic. See accompanying Carmarthenshire Council drawing DE-02 Rev C 'Scheme Plan with Topographical Survey'.

Accessibility

There are a number of community based facilities in close proximity to the development which serve the village of Penygroes, a GP surgery and accompanying pharmacy, community centre and library. There are a number of schools within the local vicinity, Penygroes and Gorslas primary schools lie within approx. 1 mile of the scheme and the recently upgraded and extended Maesyryrfa secondary school is situated approximately 2 miles away in Gorslas. Penygroes park is situated in close proximity to the south providing access to recreational fields, play area and sports hall. The developer also has long term ambitions to provide on site amenity space in the form of public open spaces, this will form part of the overall master planning for the site.

6. **Any relevant information about infrastructure provision necessary to support / enable the development.**

Issues relating to Phase 2 of the site (application E/32720 for 70 dwellings) have been addressed during the determination of the application.

In terms of the remainder of the site, representations were received in respect of the allocation in the Second Deposit Revised LDP from Dwr Cymru/Welsh Water (DCWW). We consider below responses from DCWW and NRW demonstrates that subject to conditions and agreements imposed upon subsequent planning permissions, there are no outstanding objections:

DCWW

No adverse comments received.

NRW

Potential contamination - PRA required. Ordinary watercourse in vicinity. Marsh Fritillary habitat - may be important for habitat connectivity.

Impact on the Community/Welsh Language - A scheme at this location will provide a range and choice of house types and tenures, including affordable elements. It is not considered that the development of the site for housing will have any significant adverse impact upon the Welsh language or any local communities.

7. The landowner's delivery intentions and anticipated start and build-out rates:

A small part of the overall allocation PrC3/MU1 is owned by a separate landowner and does not form part of this SoCG. The anticipated 17 dwellings being proposed by a third party for that land, does not form part of the housing trajectory set out in the table below.

The table below is adapted from the Deposit Plan's Housing Trajectory set out in Appendix 7 of the Deposit Plan (minus the 17 dwellings on the part not covered in this SoCG):

Timescale (Years)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Number of Dwellings Completed	0	15	20	20	20	20	25	25	15

Subject to the planning permission approved in July 2023, for 70 dwellings, the initial dwelling completions for this phase is set out from 2024-28 above. The planning permission for the balance of the dwellings on the site will be sought before the end of 2025. It can be confirmed that the site will be developed within the timescales set out above.

Further updates can be provided as a future planning application and delivery of the site progresses.

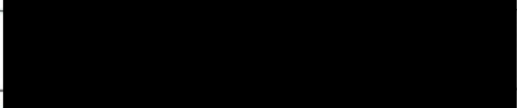
Deliverability Assessment

Based on the above information, it is considered that there is clear evidence that the site is deliverable within the timescales set out in the Deposit plan's Housing Trajectory.

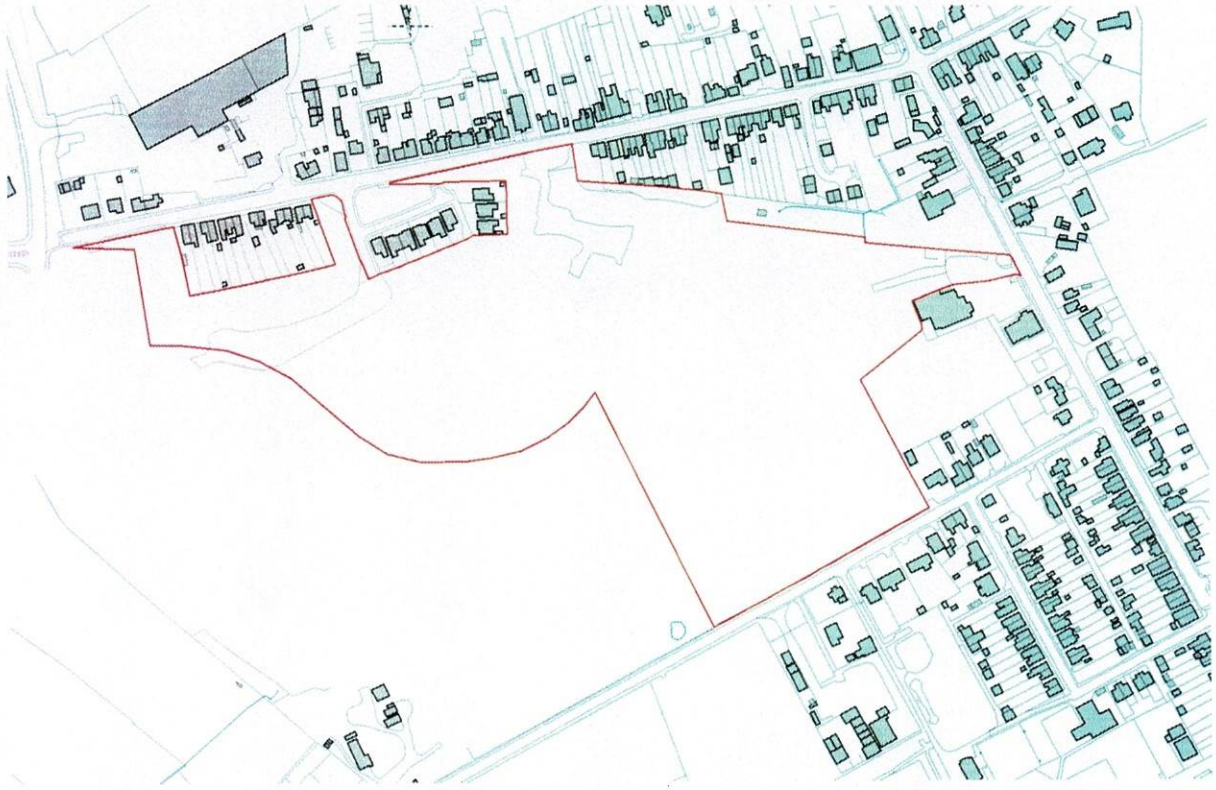
The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared. The policies and proposals of the LDP are considered sound and deliverable emerging from a robust evidence base and having been formulated with regard to and in a manner consistent with the Sustainability Appraisal. This

allocation identified within the LDP makes sufficient provision for part of the housing needs of this settlement.

Signed on behalf of The Local Planning Authority	
Name	Ian R. Llewellyn
Position	Strategic Policy and Placemaking Manager
Date	16/04/2024

Signed on behalf of The Landowner	
Name	<i>Colum Costello on behalf of Rose Emlyn Development Ltd</i>
Position	<i>Director</i>
Date	<i>27/3/2024</i>

Appendix 1 Site Location and Context

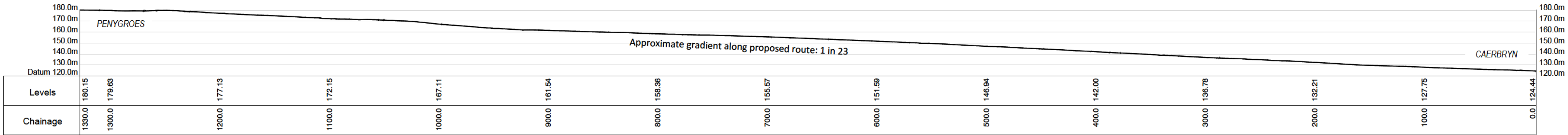
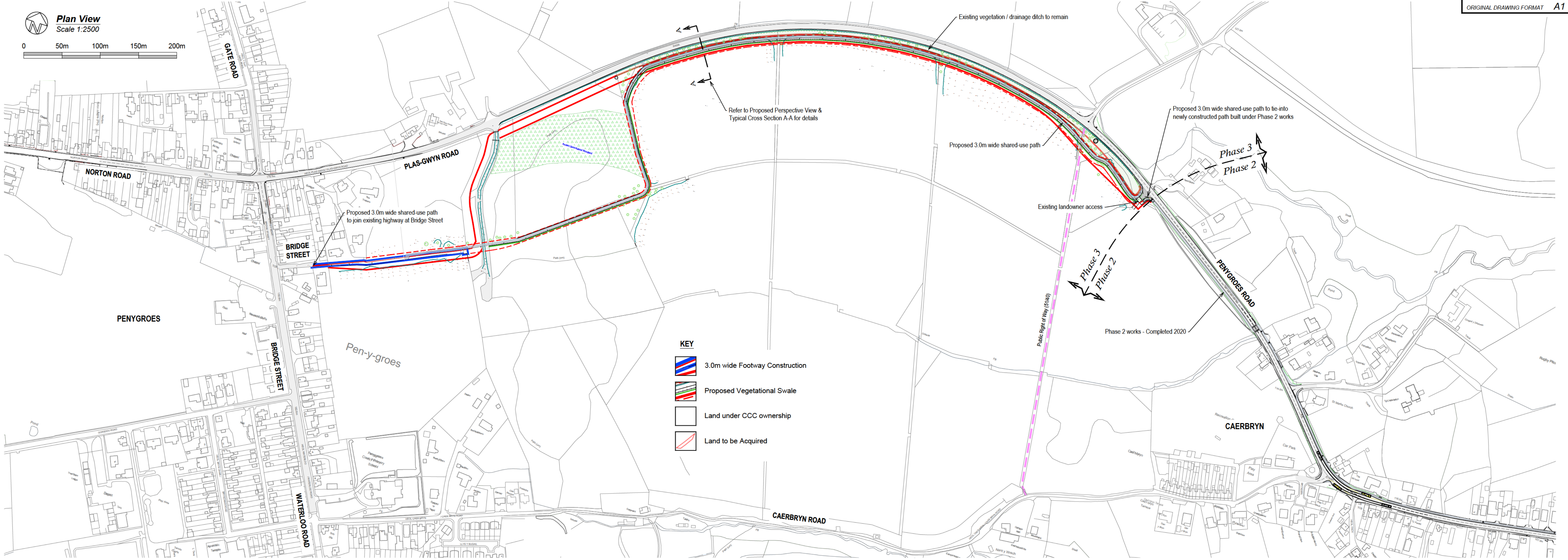


Area covered by this SoCG outlined in red.



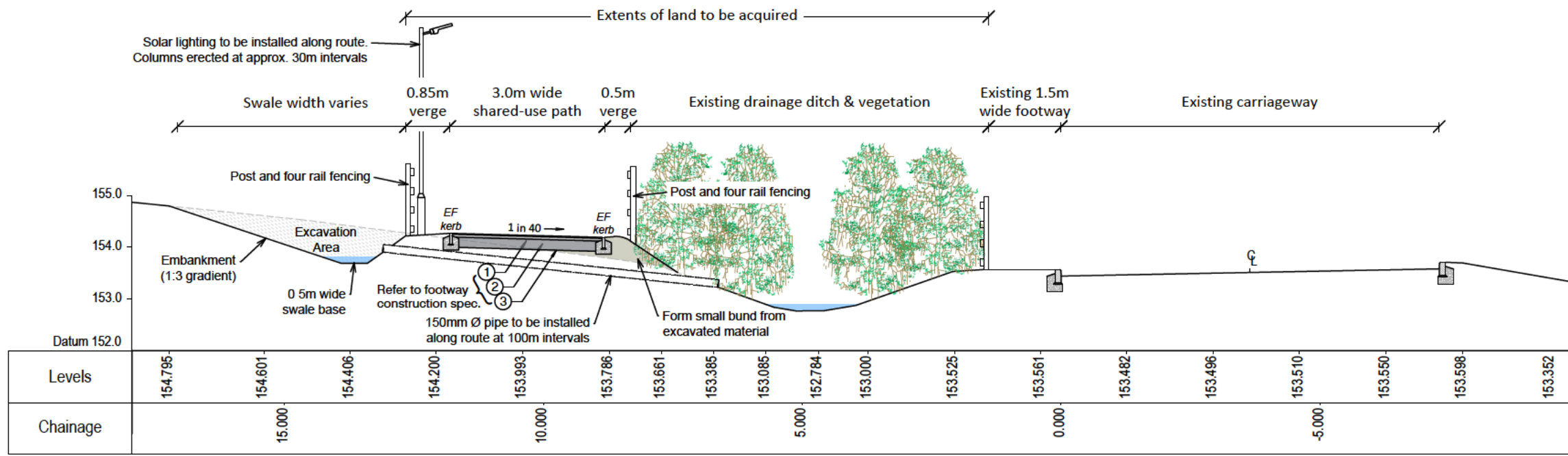
Plan View
Scale 1:2500

0 50m 100m 150m 200m

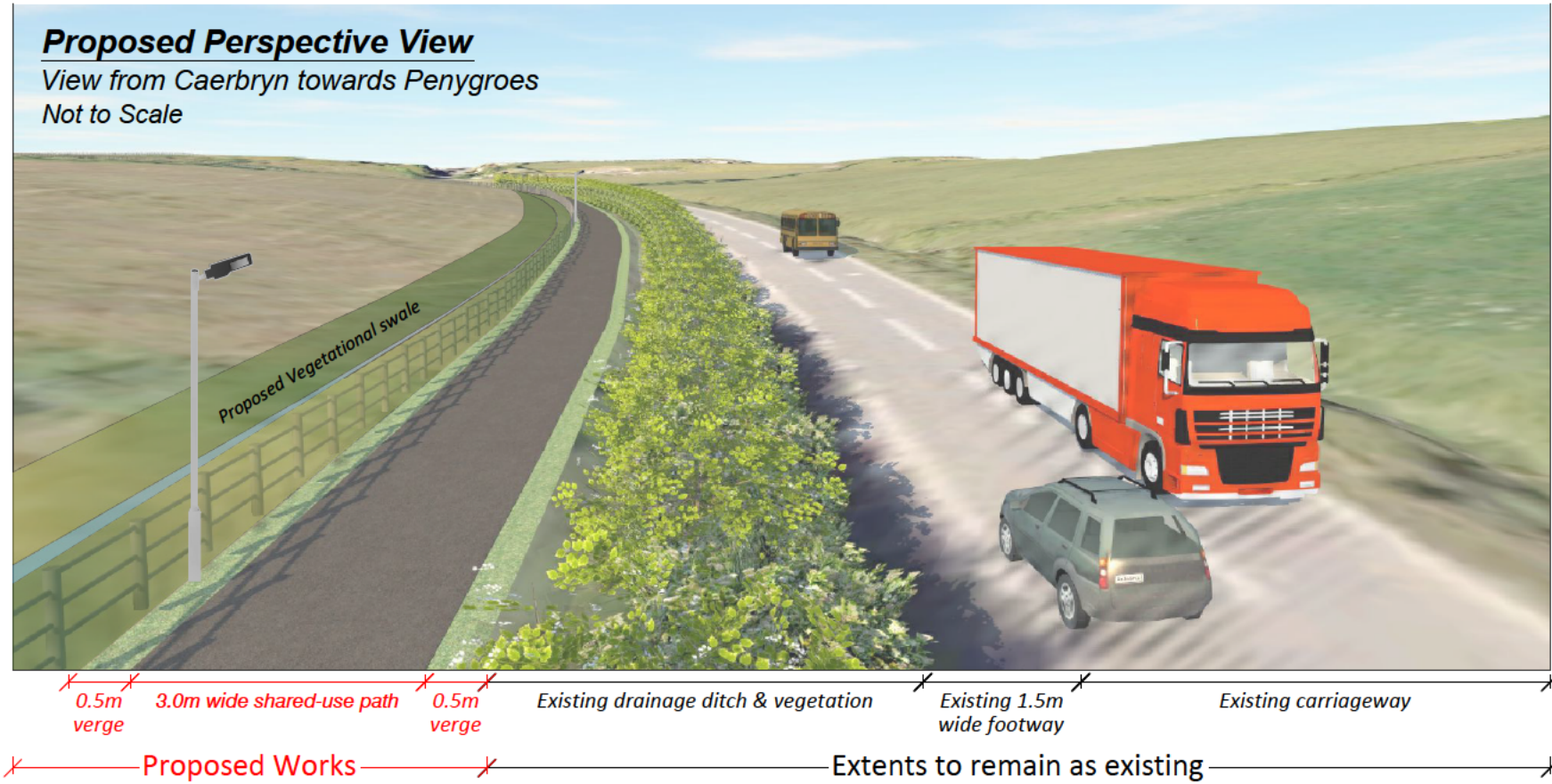


Longsection along proposed route
Scale 1:2500

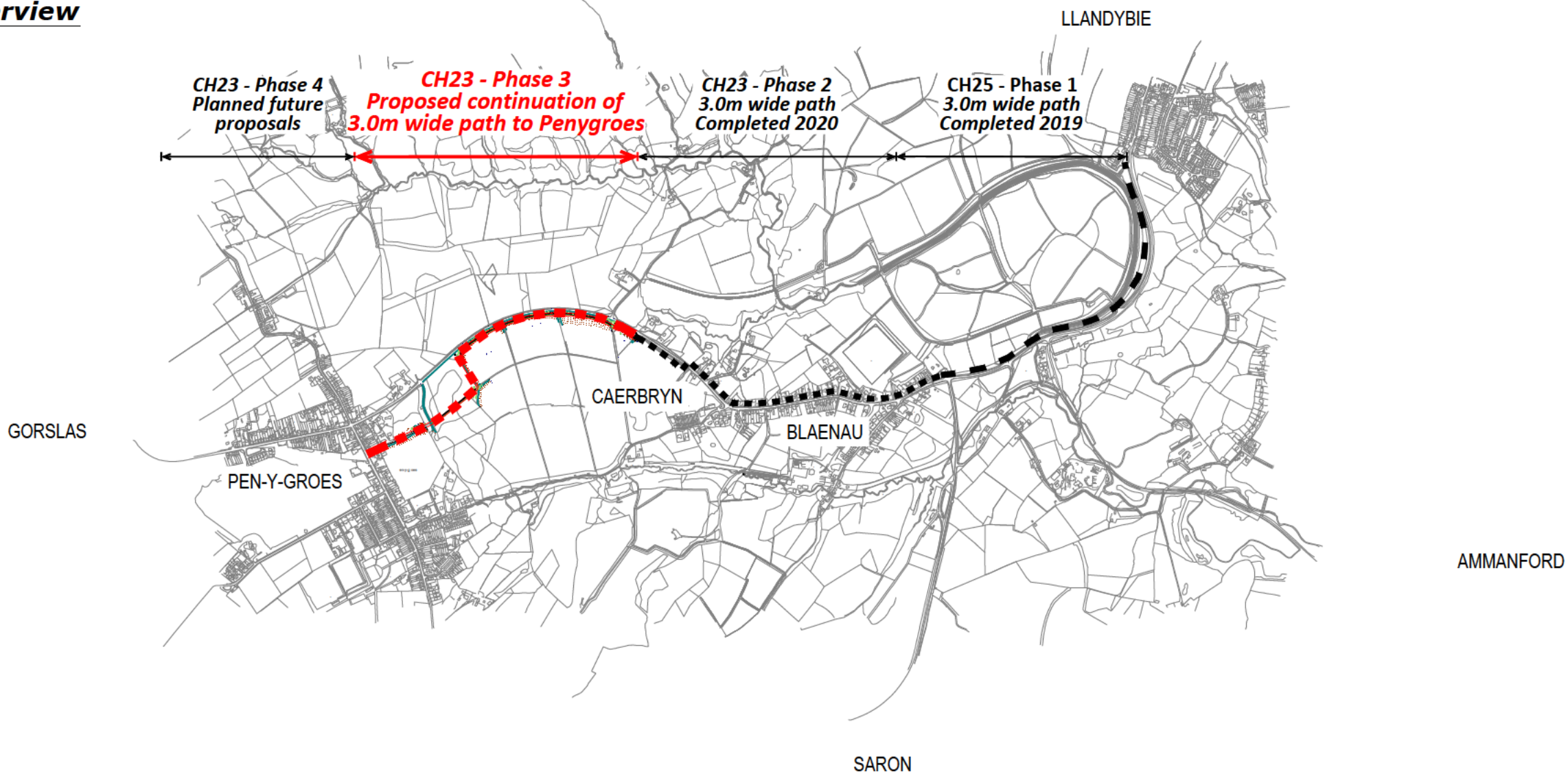
FOOTWAY CONSTRUCTION SPECIFICATION						
Key	Description	Clause	Material	Grade of Binder	Thickness (mm)	Special Requirements
①	Surface Course	912	6mm Dense asphalt concrete surface course	100/150 pen	20	BS EN 13108-1 : 2006. AC 6 dense surf 100/150 6mm nominal aggregate. Aggregates to exclude gravel. Minimum PSV - 50
②	Binder Course	906	Dense binder course asphalt concrete	100/150 pen	50	BS EN13108-1 : 2006. AC 20 dense bin 100/150 20mm nominal aggregate.
③	Sub-Base	803	Granular sub-base material	N/A	200	
Total Thickness					270mm	



Typical Cross Section A-A Scale 1:100



Cross Hands to Llandybie
Scheme Overview
Not to Scale



CROSS
HANDS

© Hawfraint y Goron a hawliau cronfa ddata 2020 Arolwg Ordhans 100023377
© Crown copyright and database rights 2020 Ordnance Survey 100023377

REV	DATE	REVISION DESCRIPTION	REV BY	CHECKED	DATE CHD
B	29/02/23	Amended Western Extent With Path Relocated North	RJW	VV	29/02/23
A	23/02/23	New Option Layout	RJW	VV	23/02/23

Status: PLANNING ISSUED FOR THE PURPOSE SHOWN ONLY



Stephen G Pilliner
Pennaeth Trafnidiaeth a Pheirianneg, Adran Amgylchedd, Bloc 1, Parc Myrddin, Waun Dew, Caerfyrddin, SA31 1HQ
Head of Highways & Transport Environment Department, Block 1, Parc Myrddin, Richmond Terrace, Carmarthen, Carmarthenshire SA31 1HQ

Project
**CROSS HANDS TO LLLANDYBIE - PHASE 3
PROVISION OF SHARED-USE PATH**

Title
**SCHEME PLAN WITH TOPOGRAPHICAL
SURVEY**

Made By	Date	Checked	Date	Authorised	Date
ME	18/04/23	VV	18/04/23	VP	18/04/23

Scale	Project no.	Drawing no.	Revision
AS SHOWN	80/0040/438	DE-02	C