

## Statement of Evidence

<b>Site Address:</b> Ffordd Pendre, West Carmarthen, Carmarthen
<b>Planning Reference(s) / Local Plan Reference(s):</b> 2 <sup>nd</sup> Deposit LDP Reference – PrC1/MU1
<b>Date:</b> 16/05/2024

### Purpose of this Statement of Evidence

This Statement of Evidence has been prepared to address issues of deliverability in respect of the development of the Ffordd Pendre site at West Carmarthen 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.

### 1. The planning status of the site.

- 1.1. The subject site of Circa 8.4 acres (3.40 hectare) of residential development land is part of the Carmarthen West strategic site development with allocation for 700 homes, new school and employment uses. The site is within 2 miles of Carmarthen Town Centre. Easy access to the A40, A48 and M4.

1.2. The site is currently allocated in the adopted Carmarthenshire Local Development Plan (2014-2021) 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.

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

2.1 Site inspections and survey work will be carried out to prepare the reports required as part of the outline planning application. This will include the following:

- Biodiversity reports
- Flood consequence assessment
- Coal mining risk assessment
- Noise assessment
- Transport statement
- Arboricultural survey
- Design and access statement
- Drainage strategy

2.2 Following preparation of these reports, the Pre-Application Consultation process (PAC) will be carried out before the outline planning application is submitted.

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

3.1 A financial viability has been undertaken by Burrows-Hutchinson Ltd, please refer to “Financial Viability Report Addendum/Update”.

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

#### **Ownership**

4.1 The freehold of the land is owned by Carmarthenshire County Council.

## Access

4.2 Access will be provided from the adjacent roundabout which changes the direction of the distributor road. The road was subject to a full planning application which was granted in July 2013 (Ref W23866) for:

*'CONSTRUCTION OF A TWO LANE SINGLE CARRIAGEWAY ROAD 7.1M WIDE WITH 2M WIDE PARKING BAYS, 3M WIDE SHARED FOOTWAY AND CYCLEWAY ON BOTH SIDES OF THE ROUTE. INCLUDING THE CONSTRUCTION OF AN 17M SPAN BRIDGE, LARGE ROUNDABOUTS AT BOTH THE TIE-IN WITH THE A40 AND THE TIE-IN WITH COLLEGE RD/PENTREMEURIG RD AND TWO NUMBER 32M DIAMETER ROUNDABOUTS IN THE MIDDLE OF THE ROUTE (AS SHOWN ON THE PLAN). THE ROUTE RUNS FROM EXISTING TRAVELLERS REST JUNCTION ON THE A40 TRUNK ROAD TO THE JUNCTION OF COLLEGE ROAD AND PENTREMEURIG ROAD.'*

## Accessibility

4.3 The property extends to approximately 8.4 acres (3.40 hectares) of Greenfield land. The site benefits from direct access to the new Carmarthen West link road, connecting the A40 at Traveller's Rest to College Road.

4.4 The new link road provides direct access to key employment sites at S4C's headquarters (Yr Egin), St. David's Park, Hywel Dda Health Board's Hafan Derwen and the University of Wales Trinity St David's Carmarthen Campus.

4.5 The land is located within the Carmarthen West strategic site. The Maes Pedr development to the south west of the site has recently been completed providing 114 dwellings and development is also complete on the site immediately to the south east (Parc yr Onnen) which has provided 100 dwellings

## 5. Any relevant information about infrastructure provision necessary to support / enable the development.

### Utilities

5.1 The site lies within a large urban expansion area where provision of new services and infrastructure has been programmed to serve future mixed-use forms of development.

### Drainage

5.2 The housing site to the south-west which was originally permitted by the full planning application ref. W/32287 for 'Construction of 100 residential dwellings and associated works including

initial phase of the Carmarthen West Distributor Road'. Comments from Dŵr Cymru/Welsh Water stated as follows:

*Sewage Treatment - No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.*

*Water Supply - A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above. Further development may be planned in this area; consideration should be made for this.*

5.3 Appropriate means of surface water drainage, including SUDs will be considered.

### Impact on the Community/Welsh Language

5.4 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, particularly as the SA/SEA process in establishing the allocation previously considered the linguistic impacts.

### Primary School Proposal

5.5 An additional circa 1000 homes has instigated an initial review of the education provision in the surrounding area which currently indicates the likely requirement for a 2 form entry school due to pressures on the current primary schools. A Project Brief to build a new 420 pupil primary school, together with a 60 place nursery facility on the land to the east has been issued. A draft layout has also been prepared. Such a facility will be a focus for the new community which will be generated.

### Ecology

5.6 The construction of the distributor road is subject to hedgerow translocation and an Ecological Management Plan. This is also echoed in the residential development to the south where comments from the Council's Ecologist stated that:

*'Any proposal must also submit a biodiversity management and enhancement plan which must be fully integrated with the detailed landscape design scheme and also the approved landscaping for the Link Road (application W/23866). The purpose of this will be to deliver any required biodiversity mitigation (as detailed in the ecological report), provide biodiversity enhancement to the area, detail ecological requirements, monitoring and management of mitigation and enhancement features over the long term. Elements approved as part of the landscaping scheme for the link road are not fully integrated with the current submitted plans including translocated hedges, proposed species rich hedgerow planting, proposed woodland and woodland edge planting, proposed shrub and tree planting. Relevant policy: SP1, GP1, EQ5.*

5.7 Similar provisions are therefore likely to apply to this site.

## Visual Impact

5.8 With reference to the housing development of the adjacent land to the south-west, the Council's Landscape Officer made comments which would be relevant to a future scheme on the subject site, stating as follows:

*'Layout and scheme design should ensure that the proposed development maximises the opportunities of the site; minimises adverse impacts; enables the delivery of appropriate landscape solutions, and promotes: - Retention and protection of existing landscape features - Integration with existing landscape features to help assimilation of the proposed development into the wider landscape - Mitigation of adverse landscape and visual impacts of the proposed development - Habitat connectivity or creation, and appropriate benefits to nature conservation and biodiversity - Enhancement of the character of the existing landscape and built environment associated with the proposed development - Enhancement of the visual amenity and character of the existing landscape and built environment associated with the proposed development - Environmental protection, in terms of visual and acoustic screening'.*

5.9 The preliminary drawings for the school layout reproduced above show the main school buildings located in the western part of the site with extensive areas of play provision to the east and south. The drawings also show areas of planting and landscaping proposed to screen the car parking areas.

## Flood Risk

5.10 The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding.

## Site Contamination

5.11 In terms of ground conditions, there are no known constraints that prevent the development of the site for residential uses.

## Compatibility with Neighbouring Uses

5.12 It is anticipated that the forms of residential and educational development, in the form of a new two form entry school, would respond well to the established character of the surrounding area. A retained feature, in the form of a sunken 'green lane' separates the site from existing residential development to the south.

5.13 Overall, it is considered that any proposals which meet the requirements specified would be compatible with adjacent residential uses and would not have any significant adverse impact upon the residential amenities of existing occupiers.

### The potential to reduce carbon emissions through co-location with other uses

5.14 The site is proposed for residential use. It does however lie opposite to the proposed new primary school on land to the east. The Council are currently progressing the proposals. Furthermore, as part of an overall mixed-use development it will meet the provisions of Planning Policy Wales (PPW) as a fully integrated, comprehensive expansion area with a range of existing and new uses.

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

6.1 The table below shows the Deposit plan's Housing Trajectory set out in Appendix 7 of the Deposit Plan:

<b>Estimated Completions</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>
<b>Number of Dwellings</b>	30	35	35

6.2 Based on the progress that has been made to date, it can be confirmed that the site will be developed within the timescales set out above. Please find the projected timeframe below:

- Submission of outline planning permission – Summer 2025
- Secure outline planning permission – February 2026
- Commencement of development – June 2026

6.3 The indicative masterplan will provide more accurate information in relation to the projected number of units that can be accommodated on the site. This will be further informed through the ecology reports and arboricultural surveys. 34 dwellings will be purchased by Carmarthenshire County Council on completion.

6.4 Further updates can be provided as the site surveys, consultations and reports are progressed.

## 7. Deliverability Assessment

7.1 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.

7.2 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..

## Appendix 1

