

Statement of Evidence

Site Address: Golwg Yr Afon, Llangennech, Llanelli
Planning Reference(s) / Local Plan Reference(s): Revised Deposit LDP Reference –SeC7/h3
Date: 16/05/24

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1. Purpose of this Statement of Evidence

1.1 This Statement of Evidence has been prepared to address issues of deliverability in respect of the development at Golwg Yr Afon, Llangennech, Llanelli, shown in Appendix 1.

1.2 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.

1.3 For the purpose of this Statement Carmarthenshire County Council is “The Local Planning Authority” and Carmarthenshire County Council is “The Landowner”.

2. The planning status of the site.

2.1 The subject site of 5.52 acres is an existing housing land allocation for 50 dwellings in the Revised Deposit Local Development Plan (SeC7/h3).

2.2 A candidate site submission was received during the invitation for candidate sites stage of the Revised LDP process in 2018. Within the candidate site submission, the Council (landowner) stated that it is the intention to bring the site forward in the short term. It is stated that Ecological, Dormice and Topographical Surveys have been undertaken with a view to marketing the site and that the site is allocated for disposal within the Council's 5 Year Capital Receipt Programme.

2.3 It is stated that marketing has been put on hold pending capacity issues at Llangennech WWTW and the preparation of a planning brief. The latest update from DCWW is that the necessary upgrade work to Llangennech WWTW has been delayed and isn't due for completion until the end of this AMP (31st March 2025). Further feedback from the landowner states that they are seeking advice from a Highways consultant on access and considering acquisition options.

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

3.1 The site has been earmarked for delivery by the Council's Housing section, as part of the Council's New Build Homes Programme or will be partially delivered by the private sector, as part of a joint venture arrangement.

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

4.1 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

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

4.3 NRW have been contacted and have confirmed that they are satisfied that there is a way forward for delivery of the site. NRW will be consulted further during the planning process.

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

5.1 A viability assessment has been undertaken by Burrows Hutchinson and reference is drawn to the updated Financial Viability Report. The FVA indicates that it should be viable for this site to deliver a policy compliant scheme, including the requirement in proposed Policy AHOM1 for 12% of the new dwellings to be affordable homes.

6. Any relevant information about site ownership?

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

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

Utilities

7.1 The site lies adjacent to existing development where utility services are readily available or can be provided.

Drainage

7.2 The C2 flood risk area (which would prevent vulnerable forms of development such as housing) lies to the east. Appropriate means of surface water drainage, including SUDs will be considered, as part of the drainage strategy.

7.3 In terms of foul drainage, DCWW have confirmed that upgrade works to the Llangennech treatment works are currently underway, and they will honour the Grampian Date of 31st March 2020.

7.4 The landowner's planning consultants will be consulting with the Authority's SAB team and DCWW's pre-planning service at an early stage to inform the Drainage Strategy.

Impact on the Community/Welsh Language

7.5 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.

8. Any relevant information regarding access constraints affecting the commencement of development?

8.1 There are no access constraints affecting delivery of the site. The main points of access are via Golwyg Yr Afon and Heol Plas Isaf.

8.2 The site is within close proximity to local facilities in Llangennech. The site also enjoys good access to public transport routes, including Llangennech Railway Station some 500 metres to the east. Llangennech Junior and Infants schools lie some 1.2 kilometres from the site in the northern part of the village.

Ecology

8.3 A Phase 1 Extended Habitat Survey was undertaken by Habitat Matters in August 2015. This refers to a Method Statement for Vegetation Clearance (by the same consultant and also dated August 2015) and concludes that 'The proposed development is effectively in two stages with the initial site clearance followed by the eventual construction of houses across the site. There are a large number of trees protected by a Tree Preservation Order; these will be retained and will provide a degree of screening, ecological connectivity and habitat interest on the site. However, consideration should also be given to retaining other trees and shrubs, particularly in the north-eastern corner where there is no TPO. This will help to screen the site from outward views to the industrial area and inward views into the development. In addition, retaining a wide (7-10m) strip of wooded natural vegetation along the eastern periphery of the site will provide and reduce the impact of the development on the local landscape.' In addition, further survey for dormouse is recommended to establish the presence or absence of dormouse on site and adjoining habitats.

8.4 The Dormice Nest Tube Survey subsequently concluded that, 'based on the survey results, it is unlikely that dormice are present. However, it is virtually impossible to prove that dormice are

absent from an area if it is within their natural range. Therefore, site clearance works should be precautionary. The majority of the hazel is growing on the eastern edge of the site and as this is covered by a TPO, it will be retained and will provide habitat continuity. Vegetation elsewhere should be cleared during the winter months (late October to November).'

Site Contamination

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

Visual Impact

8.6 Overall it is considered that the proposal would not have any significant adverse impact upon the visual amenities of the area, particularly with the form of development adhering to the recommendations of the above ecology work in retaining woodland along the eastern periphery.

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

8.7 The site is proposed for residential uses. However, there are a number of existing uses in the vicinity which would be accessible by foot from the site, including employment opportunities. Furthermore, an increase in population generated will allow help to sustain local facilities and potentially increase demand for additional services to benefit the local community.

8.8 In conclusion, therefore there is no reason for any up to date assessment against established site selection criteria should deviate from the Council's original site proforma which gave the site a sustainability appraisal of 110 and which concluded that:
"the site should be allocated for residential development. The site's central location together with its conformity with the built form, are the key determinants in this regard."

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

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

Estimated Completions	2026-27	2027-28
Number of Dwellings	25	25

9.2 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 – following preparation of the necessary surveys / reports and Pre-Application Consultation (PAC).

- Secure outline planning permission – Anticipated Dec 2024
- Commencement of development – By March 2023 – following reserved matters and procurement of contractor or developer. Anticipated Winter 2025

9.3 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.

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

10. Deliverability Assessment

10.1 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.

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

