

Statement of Evidence

Site Address: Land at Llansteffan Road, Carmarthen
Planning Reference(s) / Local Plan Reference(s): 2 nd Deposit LDP Reference – PrC1/h8
Date: 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 at Llansteffan Road, Carmarthen, shown edged in red 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 land is owned by Carmarthenshire County Council and is located adjacent to Carmarthen Leisure Centre on Llansteffan Road, Johnstown, Carmarthen. The site currently comprises a well-maintained green field which was historically used for recreational purposes.

1.2 The proposed development site is approximately 1.5 hectares in size and is immediately south of the leisure centre tennis courts and car parking area. The remaining site boundary comprises of vegetation including hedgerows and trees. A plan is shown in Appendix 1.

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

2.1 Ground investigation works have been completed at the site during July 2023 which confirmed that the land is suitable for residential development.

2.2 Detailed design is currently being developed with a view to submitting an application for planning consent in August / September 2024 for approximately 34 dwellings, including 1, 2, 3 and 4 bedroom accommodation to help meet housing need in the area.

2.3. The site is allocated for an indicative of 50 dwellings within the Deposit Revised LDP. This will be considered at the LDP examination as a detailed layout is being prepared in Summer 2024.

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

3.1 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

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

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

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

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

Ownership

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

Access

5.2 There are no access constraints affecting delivery of the site. The main points of access are via Llansteffan Road.

Accessibility

5.3 The site is within close proximity to local facilities in Carmarthen. The site also enjoys good access to public transport routes with access to the A40, A48 and M5, providing easy access to Pembrokeshire to the West and Swansea to the East.

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

6.1 Further supporting information will be provided when surveys have been carried out.

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

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

Estimated Completions	2025-26	2026-27
Number of Dwellings	25	25

7.2 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
- Secure outline planning permission – September 2024 (Full planning application)
- Commencement of development – July 2025

7.3 The indicative masterplan to be submitted as part of the planning application process will provide a 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.

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

8. Deliverability Assessment

8.1 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.

8.2 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.

Appendix 1 Site Plan

