

Carmarthenshire Revised Local Development Plan 2018-2033

PrC1/MU1 West Carmarthen
(Land North West of School Site)

Statement of Common Ground
between Carmarthenshire County Council and
Monica Davies

Date: 13th November 2023

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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 the landowner, Monica Davies. 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 comprises two fields, which total 3.2 ha 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, known as "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 with access gained from a roundabout on Ffordd Pendre. The site has a gradual slope from west to east.

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.

The site does not have any planning permissions.

4. Financial viability affecting the commencement of development

It is expected that the development will contribute the following:

- 12% Affordable housing;
- 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

Site Ownership: The site is owned by Mr Phillip John Melville Davies and Mrs Mary Monica Anne Davies.

Site Access: Gained from the roundabout on Ffordd Pendre. There are no agreements in place for other access arrangements or ransom strips.

Accessibility: The site is located within a short distance of Carmarthen town centre, which provides a range of shops and services. Bus stops are located on Ffordd Pendre that run to and from the town centre and this provides links to shops and services and to transport hubs. In terms of local services there are several local schools in the area, with a proposed primary school being built to the south-east of the site. It is considered that the site lies in a sustainable location which is suitable for residential development.

6. Infrastructure provision necessary to support / enable the development

The Second Deposit LDP was issued for public consultation in February 2023. Responses were received from statutory bodies in respect of the allocations within the Plan and are set out below. The comments relate to the wider allocation, not just this element of the site:

Dŵr Cymru / Welsh Water:

Location and Proposed Uses	Water supply	Public sewerage	WwTW
West Carmarthen, Carmarthen Mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.	Site is committed		

Natural Resources Wales:

Site Reference	Site Name	Issues identified
PrC1/MU1	West Carmarthen	Majority has planning permission. Main river Nant y Ci crosses through the site. FMfP Flood Zone 2 and 3 (Rivers) and Flood Zone 3 (Sea), zone C2 associated with the river. Avoid areas shown to be at flood risk.

The amber shading relating to the comments indicate that “Further assessments/requirement needed”.

(Note: this site falls outside the flood zones 2 and 3 and C2)

7. The landowner’s delivery intentions and trajectory

The landowner is currently in the process of putting the land up for sale, the anticipated development timescales are set out below.

Carmarthenshire RLDP -Statement of Common Ground
PrC1/MU1 West Carmarthen (Land North West of the School Site)

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Anticipated Completions	0	0	0	0	0	0	20	30	30	20

8. Signatories to the Statement of Common Ground

Carmarthenshire County Council (“The Local Planning Authority”) and Monica Davies consider that the allocation is sustainable, viable and deliverable.

Signed on behalf of The Local Planning Authority	<i>IR Llewelyn</i>
Name	Ian R Llewelyn
Position	Forward Planning Manager
Date	13/11/23

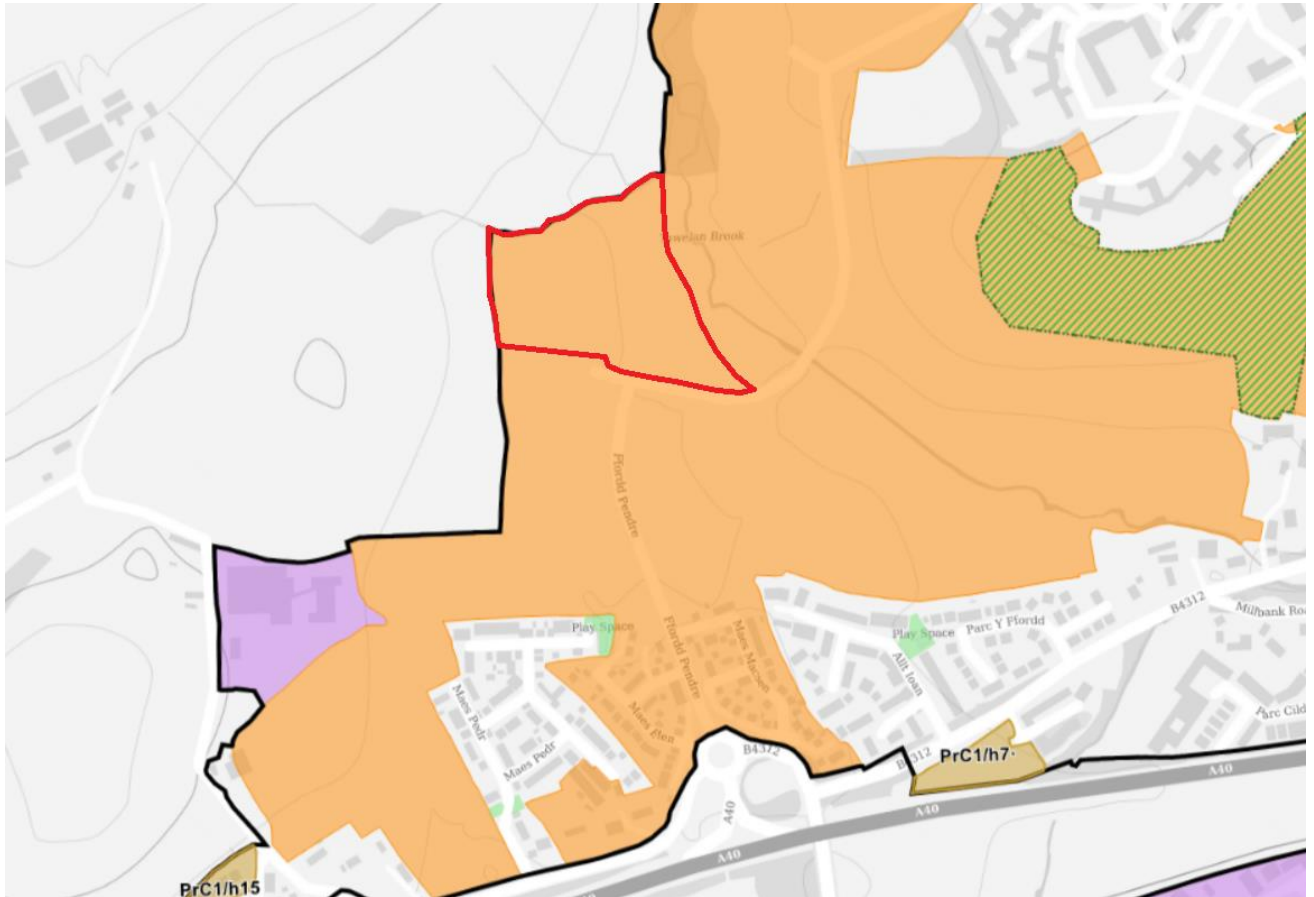
Signed on behalf of The Landowner	MMA Davies
Name	Mary Monica Anne Davies
Date	13/11/23

Appendix 1
Location Plan



Appendix 2

Location Plan with the West Carmarthen Development Brief Site



(Boundary shown for illustrative purposes only – not drawn to scale)