

Statement of Common Ground between Carmarthenshire County Council “The Local Planning Authority” and Compton Developments Ltd “The Landowner”.

Site Address:

Adj. Pant y Blodau, Penygroes

Planning Reference(s) / Local Plan Reference(s):

Deposit LDP Reference – PrC3/h22

Full Planning Application Reference: E/29910

Date:

22/04/2024

Purpose of this Statement of Common Ground

This Statement of Common Ground has been prepared by two parties to address issues of deliverability in respect of the development at Adj. Pant y Blodau, 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 Compton Developments Ltd, “The Landowner”.

1. The planning status of the site.

The subject site of 2.65 hectares has been included in the Second Deposit Revised LDP under site reference PrC3/h22, the allocation is for a total of 79 dwellings. The site is owned by Compton Developments Ltd and currently benefits from an extant full planning permission for 79 dwellings.

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.

The site benefits from a full planning permission for 79 dwellings (E/29910). This was granted in April 2015. Several discharge of condition / variation of condition applications have been submitted since, the most recent being E/38885 – the discharge of conditions 2 & 15 of E/29910- All ecological mitigation shall be carried out in accordance with the revised ecological mitigation and landscape plan approved by Natural Resources Wales (NRW). This was validated on 22/5/19 but has yet to be determined. However, ecological work is ongoing on the agreed mitigation plan, with a further study due to be completed shortly. These studies and reports are fed through to NRW for their consideration.

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 the outline planning application. The following reports were submitted with planning application E/29910 and are available to view on the Council's website:

- Mitigation Strategy (Ecology)
- Design and Access Statement
- Surface Water Disposal
- Transport Statement
- Ecological Assessment
- Dormouse Mitigation Plan

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

A signed S.106 Agreement accompanied application E/29910. A viability appraisal was submitted by the applicant in September 2023, which is currently being considered by the Local Authority Valuers. However, the Landowner will proceed with the development under the agreed terms of the Section 106 Agreement unless a variation is agreed with the LPA.

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

Ownership

The freehold of the land is owned by Compton Developments Ltd.

Access

Access to the site is from Waterloo Road (the B4297), the main road leading south through the village of Penygroes and on to Capel Hendre. Work has commenced on the main spur road to the site, although access to the main highway has not started.

Accessibility

Several local services and facilities are located along or just off Waterloo Road, including the local Penygroes Primary School (300m walk along pavement), and a doctor's surgery and pharmacy with 800m. There are also a number of other facilities such as local shops, places of worship, library, sports ground, children's playground and Post Office with 1000m walk of the site as it lies near the village centre.

Recent completion of the Cross Hands Economic Link Road, which links the village to the economic hub of Cross Hands and the M4 beyond, adds to the accessibility and deliverability of this site.

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

We consider below responses from DCWW and NRW in relation to the planning applications noted above which demonstrates that subject to the conditions and agreements specified there are no outstanding objections.

In addition to comments received on the applications noted above, representations were received from Natural Resources Wales (NRW) and Dŵr Cymru Welsh Water (DCWW) in respect of the site's allocation for housing in the Second Deposit Revised LDP, as follows [in regard to the NRW comments, these matters have already been addressed as part of planning application E/21663]:

NRW

Dormice habitat on site, loss of habitat would need to be replaced on a 1:2 ratio and buffered from development.

Survey for Marsh Fritillary.

DCWW

Acknowledged that the site was committed through an extant planning permission, and consequently no concerns were raised with the allocation.

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:

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

| Timescale (Years) | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 |
|-------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| Number of Dwellings Completed | 20 | 20 | 20 | 19 | | | | |

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.


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.

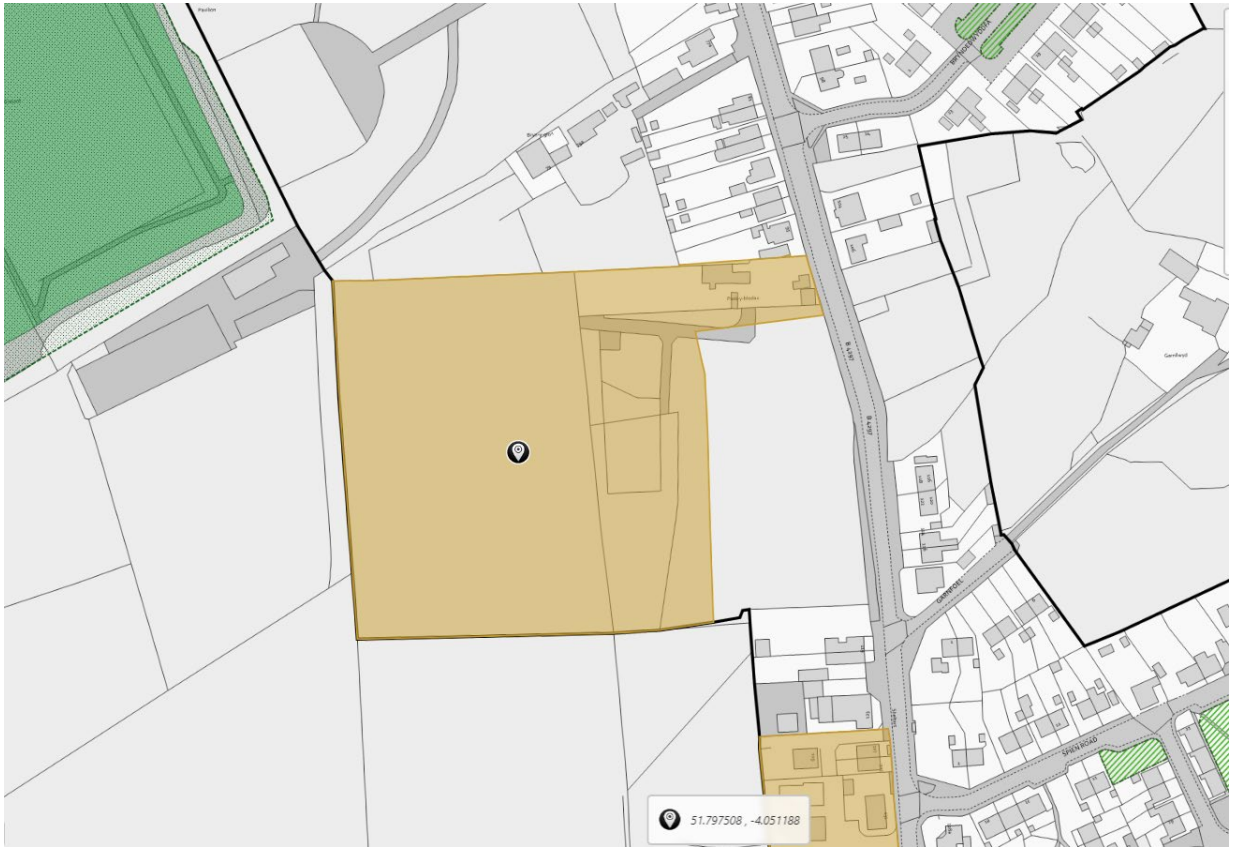
The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared. The policies and proposals of the LDP are considered sound and deliverable 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.

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| Signed on behalf of The Local Planning Authority | |
| Name | Ian R. Llewelyn |
| Position | Strategic Policy and Placemaking Manager |

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|------|------------|
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| Date | 22/04/2024 |

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| Signed on behalf of The Landowner |  |
| Name | PETER BARNARD |
| Position | DIRECTOR. |
| Date | 22nd APRIL 2024 |

Appendix 1 Site Location and Context



Housing Allocation PrC3/h22 Adj. Pant Y Blodau, Penygroes. Extract from Second Deposit Revised LDP.