

Statement of Common Ground between Carmarthenshire County Council “The Local Planning Authority” and T Richard Jones (TRJ) Ltd “The Landowner”.

| |
|---|
| Site Address: Betws Colliery, Ammanford |
| Planning Reference(s) / Local Plan Reference(s): Deposit LDP Reference – PrC3/h36 Reserved Matters Planning Permission – E/24742 |
| Date: 23/04/2024 |

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 **Betws Colliery, Ammanford** 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 T Richard Jones (TRJ) Ltd is “The Landowner”.

1. The planning status of the site.

The subject site of 1.97 hectares has been included in the Second Deposit Revised LDP under site reference PrC3/h36, the allocation is for a total of 66 dwellings. The site is owned by T Richard Jones (TRJ) Ltd and has an extant planning permission.

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 outline planning permission E/09584, and reserved matters planning permission (E/24742) for 66 dwellings, granted on 11/8/2011. The latest planning activity relating to the proposed development is PL/04568 which is a non-material amendment to E/24742 (removal of chimneys and raising the height of window sills), which was granted on 9/9/2022.

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 (E09584). The following reports were submitted with the outline planning application and are available to view on the Council's website:

- Preliminary Ecological Appraisal
- Winter Ecology Surveys
- Masterplan / Landscape Strategy
- Planning and Development Brief
- Transport Statement
- Geotechnical and Geo-Environmental Report
- Site Investigation Report
- Hydraulic Impact Assessment

Detailed site layout plans and a Design and Access Statement were included with the RM application E/24742.

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

Viability work in respect of the proposed development was undertaken as part of the planning application process, including the drawing up and signing of a S.106 Agreement. The applicant is confident that the development will progress in accordance with the viability work already carried out.

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 T Richard Jones (TRJ) Ltd

Access

The reserved matters application shows the proposed road access and internal road layout. A single point of access is to be created from the southern edge of the site and the internal road will serve the 66 no. residential units. The access road will connect to the northern side of Ffordd Y Glowyr. Ffordd Y Glowyr is the primary vehicular access road that leads onto Maesquarre Road, at a point some 120 metres south of the cross-roads junction with Pentwyn Road and Wernddu road.

Accessibility

The site is located within a short distance of Ammanford town centre, which provides a range of shops and services. The local area is linked to the A483 and A474 roads and Ammanford Railway Station is on the Heart of Wales line with trains to Swansea to the south and Shrewsbury to the north. The site is located near to bus stops 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, and Amman Valley Hospital is located to the north east. As such it is considered that the site lies in a sustainable location which is suitable for residential development.

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

We consider below responses from DCWW, NRW and Carmarthenshire Highways and Transport 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 Dwr Cymru Welsh Water (DCWW) in respect of the site’s allocation for housing in the Second Deposit Revised LDP, as follows:

NRW

Acknowledged that planning permission had been secured and consequently no concerns were raised with the allocation.

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 | | | | 22 | 22 | 22 | | |

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.


Further updates can be provided as the delivery of the site progresses.

Deliverability Assessment

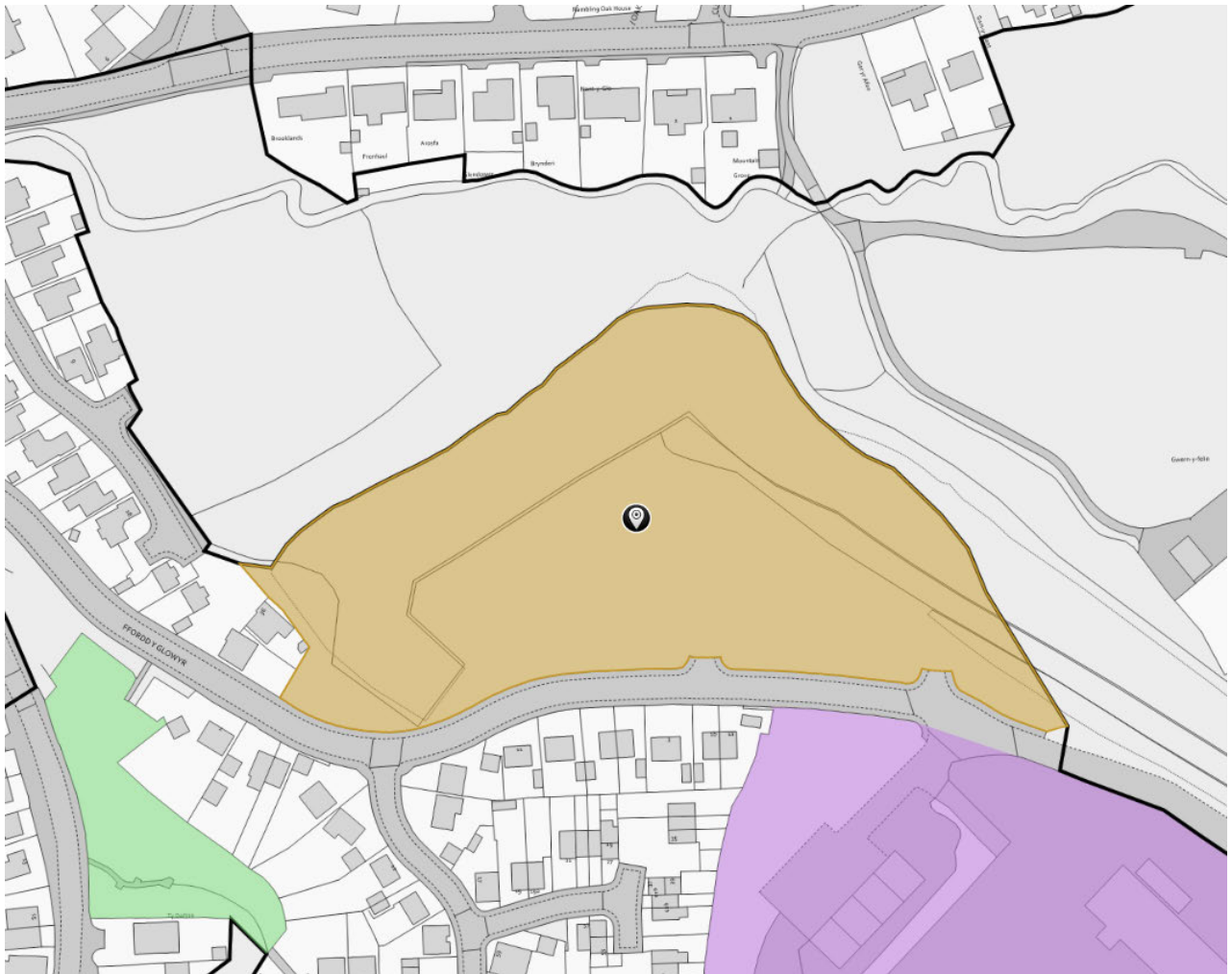
Based on the above information, it is considered that there is clear evidence that the site is deliverable within the timescales set out in the Deposit plan’s Housing Trajectory.

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.

| | |
|---|---|
| Signed on behalf of The Local Planning Authority | |
| Name | Ian R Llewelyn |
| Position | Strategic Policy and Placemaking Manager |
| Date | 23/04/24 |

| | |
|--|--|
| Signed on behalf of The Landowner |  |
| Name | Owain Jones |
| Position | Director |
| Date | 27/10/23 |

Appendix 1 Site Location and Context



Housing Allocation PrC3/h36 Betws Colliery, Ammanford. Extract from Second Deposit Revised LDP.