

Statement of Evidence

Site Address: Land at Burry Port Harbourside
Planning Reference(s) / Local Plan Reference(s): Revised Deposit LDP Reference – SeC4/h2 Planning Application Reference: S/30598, S/38106, PL/04823,(Site 5+6) Planning Application Reference S/30678, S/38251, PL/04824 (Former Grillo Site)
Date: 10/05/2024

This Statement of Evidence has been prepared to address issues of deliverability in respect of the development at Burry Port Harbourside, 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 allocated site SeC4/h2 site consists of three parcels of land including Site 5 (1.17ha), Site 6 (2.2ha) and the former Grillo site (approximately 2.97 hectares, the outline planning application extends to 4.55 hectares to include the site access, drainage and public realm improvements)

Total site area 7.92ha

1.2 Sites 5 and 6 are owned Carmarthenshire County Council and is included as a portfolio site by the Llanelli Waterside Joint Venture – a partnership between Carmarthenshire County Council and Welsh Government.

1.3 The former Grillo site was acquired by Carmarthenshire County Council in 2020.

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

Sites 5+6

2.1 Outline planning application (S/30598) was originally approved on the 25th November 2015 for the demolition of existing harbour masters offices, HM Coastguard station and ancillary storage buildings and construction of up to 134 no. residential units with associated infrastructure works.

2.2 An enabling works scheme (S/30601) was approved on 25th November 2015 to serve the proposed development of the former Grillo site and masterplan sites 5, 6 and 7, comprising of the construction of drainage infrastructure, a new vehicular entrance from the existing B4311 junction. Works were undertaken in November 2020 which constituted a technical start to confirm the planning permission S/30601 is valid in perpetuity.

2.3 A variation of Planning condition (S/38106) to extend the time period for the submission of reserved matters was approved on the 19th December 2019.

2.4 A further variation of planning conditions (S/38106) to extend the time period for the submission of reserved matters for a further five years was approved on 2nd February 2023.

Former Grillo site

2.5 Planning application (S/30678) was originally approved in January 2016 for the redevelopment of the site for up to 230 homes and up to 465sqm of retail and leisure floorspace (A1, A3 and D1 uses) Creation and alterations of existing vehicle and pedestrian accesses, landscaping, public open space.

2.6 A variation of planning conditions (S/38251) to extend the time period for the submission of reserved matters was approved on the 19th December 2019.

2.7 A further variation of planning conditions (PL/04824) was approved on 2nd February 2023 to allow a further 5 years for the submission of reserved matters.

2.8 Planning application S/30601 was approved in November 2015 for an enabling works scheme comprising of drainage infrastructure and a new vehicular entrance from the existing B4311 to serve the developments at the former Grillo site and sites 5&6. The proposed link road would serve as the principal spine road and will provide sufficient linkages which interweaves into a network of routes in and around all sites. Works were undertaken in November 2020 which constituted a technical start to confirm the planning permission S/30601 is valid in perpetuity.

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 have been carried out to prepare the reports required as part of the planning application. The following reports have been submitted with the outline planning application and are available to view on the Council's website:

- Air Quality Assessment
- Bat Survey Report
- Design and Access Statement
- Drainage Statement
- Drainage Strategy
- Drainage Strategy Supplementary Report
- Ecological Appraisal and Reptile Report
- Ecological Mitigation Strategy
- Flood Consequences Assessment
- Ground Conditions
- Ground Investigation and Remediation Strategy
- Heritage Desk-based Assessment
- Noise Assessments
- PARAMICS Model Forecasting Report
- Planning Statement
- Protected Species and Botanical Report
- Transport Assessment
- Visual Assessment

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

4.1 Alder King were appointed in June 2023 to complete a financial viability assessment of site 6. The report shows that based on the affordable housing allocation of 20% within the LDP the site is valued at £3,200,000. Reference is also drawn to the updated Financial Viability Report which indicates that it should be viable for this site to deliver a policy compliant scheme, including the requirement in proposed Policy AHOM1 for 25% of the new dwellings to be affordable homes.

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 and is included as a portfolio site by the Llanelli Waterside Joint Venture, a partnership between Carmarthenshire County Council and the Welsh Government.

Access

5.2 The site lies to the east of the main harbour and is located directly adjacent to a public car park and the Royal National Lifeboat Institution building. The Wales coastal path and national cycle route delineates along the southern boundary and an area of green open space abuts the eastern and southern boundaries of the site. The B4311 Burry Port Southern Distribution road borders the northern boundary of the site, whilst the Millennium Coastal Park lies to the east. Furthermore, two Grade II Listed Buildings lie to the south- west of the site, in the form of the lighthouse and harbour walls, as well as a Scheduled Ancient Monument, in the form of the Iron Tub Boards, and an Area of International and Nature Conservation lies to the south.

5.3 Site 5 comprises of a broadly rectangular shaped parcel of land with an area measuring approximately 1.17 hectares. The majority of the site is currently utilised as a storage yard for chandlery uses, which is enclosed by palisade fencing, and includes a boatyard workshop along the northern boundary. A portacabin and number of storage buildings lie along the western boundary, whilst the former HM Coastguard station lies in the north-west portion of the site and comprises of a nondescript building. The southern portion of the site comprises of a gated overnight car park. Meanwhile, the remaining southern portion of the site comprises of a grassed area with a cluster of mature trees in the south east corner. As such, there lies potential for ecological value within the site which will need to be investigated via appropriate ecological and species surveys. The northern boundary lies directly adjacent to the former Grillo Zinc Oxide works which is defined by a prominent stone wall boundary. The southern boundary comprises of an open frontage which overlooks the Loughor Estuary towards the Gower.

5.4 Site 6 comprises of an irregular shaped parcel of land with an area measuring approximately 2.2 hectares. The site is largely bare ground comprising of areas of coarse rubble and scrubland with dense vegetation delineating along the southern and eastern boundaries. The western boundary is defined by steel fencing with concrete which adjoins the former Grillo site, whilst the northern boundary abuts the B4311 and comprises of timber posts with wire fencing.

Accessibility

5.5 Planning application S/30601 was approved in November 2015 for an enabling works scheme comprising of drainage infrastructure and a new vehicular entrance from the existing B4311 to serve the developments at the former Grillo site and sites 5&6. The proposed link road would serve as the principal spine road and will provide sufficient linkages which interweaves into a network of routes in and around all sites. Works were undertaken in November 2020 to protect the planning application.

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

6.1 The Council letter of 22nd September 2020 states that 'The SoCG provides an opportunity for 'statutory consultees – notable Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (DCWW) to be consulted early. We therefore consider below responses from DCWW, NRW and Carmarthenshire Highways and Transport in relation to the planning application which demonstrates that subject to the conditions and agreements specified there are no outstanding objections.

DCWW

6.2 The planning permissions provide planning conditions relating to Sewerage, Sewage Treatment and Water supply. Details are provided within the submission documents containing the planning permissions.

NRW

6.3 The planning permissions provide planning conditions relating to Foul and Surface Water Drainage, Ecology, Flood Risk, European Protected Species. Details are provided within the submission documents containing the planning permissions.

Carmarthenshire Highways and Transport Department

6.4 The planning permissions provide planning conditions relating to traffic management, travel plans, Active Travel and Public Transport Improvement Plans. Details are provided within the submission documents containing the planning permissions.

Impact on the Community/Welsh Language –

6.5 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.

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. It should be noted that within Appendix 7 of the deposit plan the development at site 5 & 6 is grouped together with the residential development at the neighbouring Grillo site giving a total dwelling of 364 across all three sites.

Timescale (Years)	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Number of Dwellings Completed	52	52	52	52	52	52	52

7.2 Based on the progress that has been made to date, it can be confirm that the site will be developed within the timescales set out above. Please find the projected timeframe below.

- Development brief released to market in 2024
- Preferred developer to be appointed in 2024
- Reserved matters approval sought and granted in 2025

7.3 Further updates can be provided as the planning application and delivery of the site progresses.

Deliverability Assessment

7.4 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.

7.5 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 Revised 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 Revised LDP makes sufficient provision for part of the housing needs of this settlement.

Signed on behalf of The Local Authority	
Name	
Position	
Date	

Appendix 1 – Location Plan of the site



