

Statement of Common Ground between Carmarthenshire County Council “The Local Planning Authority” and *insert* “The Landowner”.

Site Address: Land to north of Dan Y Crug, Llandovery
Planning Reference(s) / Local Plan Reference(s): Deposit LDP Reference – SeC15/h1 Full Planning Permission – E/26681
Date:

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 Land to north of Dan Y Crug 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 [to be inserted by Landowner / Agent] is “The Landowner”.

1. The planning status of the site.

The subject site of 3.26 hectares has been included in the Second Deposit Revised LDP under site reference SeC15/h1, the allocation is for a total of 61 dwellings. The site is owned by [to be inserted by Landowner / Agent] 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 an extant Full Planning Permission (E/26681) for 61 dwellings, granted on 17/9/2014. A Certificate of Lawfulness was approved on 15/08/2018 for the commencement of planning permission E/26681.

Developers are onboard and are progressing with moves to develop the site. Planning applications PL/02736 (seeking a Non Material Amendment to E/26681), and PL/02810 (seeking a Modification of S.106 on E/26681), are [at the time of writing] being considered by the Local Authority's Planning and Legal Teams.

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 application E/26681 for Full Planning. The following reports were submitted with the planning application and are available to view on the Council's website:

- Flood Consequence Assessment
- Transportation Assessment
- Design and Access Statement
- Code for Sustainable Homes
- Mains Services, Ground Conditions and Drainage Strategy
- Planting Proposals Specification and Schedules
- Hedge Assessment
- Tree Survey and Constraints Plan
- Tree Protection Plan and Arboricultural Implications Assessment

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. As noted above in section 2, there is a current planning application being considered in respect of a modification to the S.106 Agreement. This, and the viability assessment are being considered by the Local Authority Valuers and Legal Team. The applicant is confident that the development will progress in accordance with the viability work already carried out, and that no further work will be necessary.

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 [to be inserted by Landowner / Agent]

Access

The site will be accessed directly from the A40 trunk road. The proposed access has been designed to reflect the requirements of the Local Authority and the Trunk Road Agency.

Accessibility

The site is located on the western fringe of the town of Llandovery, on the north side of the main A40 trunk road, approximately mid way between Carmarthen and Brecon. The proposed development is sustainably located within walking distance of all local amenities affordable by the town.

It is anticipated that pedestrian and cycle movements to and from the development into the town will be significant given the proximity to facilities and services. Footpaths within and interconnecting the respective elements of the development are comprehensive and people centric. Pedestrians will be able to travel through the site and connect to the adjoining residential areas to the west safely.

Public bus services passes the front of the site and allows travel to Brecon to the east and Carmarthen to the west. Additionally Llandovery train station, on the Heart of Wales train line, is accessible by foot from the proposed development.

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

We consider that responses from Dwr Cymru Welsh Water (DCWW), Natural Resources Wales (NRW) and Carmarthenshire Highways and Transport in relation to the planning

applications noted above 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 NRW and DCWW in respect of the site's allocation for housing in the Second Deposit Revised LDP, as follows: [Given that there is a lawful commencement of the proposed development, the NRW comments would only apply if a S.73 application were to be submitted, and this is not the case].

NRW

FMfP - Flood Zone 2 (Rivers), adjacent to zone C2, FCA required. Afon Teifi phosphorus SAC catchment.

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	10	10	10	10	10	11		

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.

8. 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.

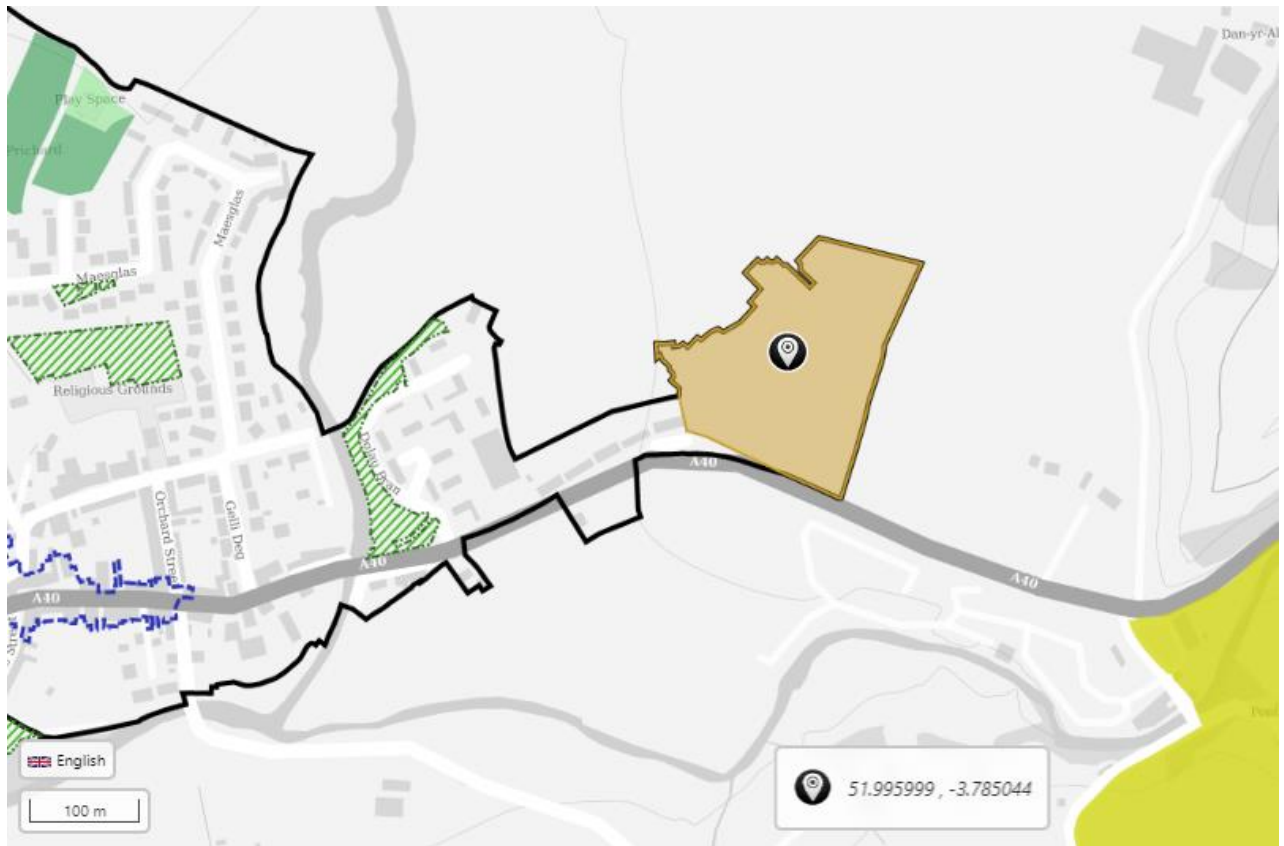
The allocation of the site within the LDP for residential purposes has been subject to full consideration through the site assessment methodology. As part of this assessment process a detailed site pro forma has been prepared. The policies and proposals of the LDP are considered sound and deliverable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

Signed on behalf of The Landowner	
Name	
Position	
Date	

Appendix 1 Site Location and Context



Housing Allocation SeC15/h1 Land to north of Dan Y Crug, Llandoverly. Extract from 2nd Deposit Revised LDP.