

Carmarthenshire Revised Local Development Plan 2018-2033

SeC3/h4 Land at Former Dinas Yard, Kidwelly

Statement of Common Ground
between Carmarthenshire County Council and
Dinas Yard Development Limited

May 2024

Contents

1. Purpose of this Statement of Common Ground	2
2. The Site	2
3. The planning status of the site.....	2
4. Financial viability affecting the commencement of development	2
5. Site ownership and access constraints affecting site assessment or the commencement of development.....	2
6. Infrastructure provision necessary to support / enable the development	3
7. The landowner’s delivery intentions and trajectory.....	3
8. Signatories to the Statement of Common Ground.....	3
Appendix 1	4

1. Purpose of this Statement of Common Ground

1.1 This Statement of Common Ground (SoCG) has been prepared by Carmarthenshire County Council (CCC) in collaboration with Dinas Yard Developments Limited. The SoCG has been prepared to inform the Examination of the Revised LDP in respect of part of the proposed housing allocation (reference SeC3/h4). 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.

2. The Site

2.1 The site is a 2.9ha brownfield and greenfield site on the southern end of Kidwelly and to be accessed from Pembrey Road.

3. The planning status of the site

3.1 The site is currently allocated in the adopted Carmarthenshire Local Development Plan under reference T3/3/h9 and T3/3/h10. It is also allocated within the 2nd Deposit Revised LDP under reference SeC3/h4.

3.2 The site has the benefit of the Approval of Reserved Matters for the construction of 71 dwellings, with the formation of an estate road and associated infrastructure. This was granted on 10th June 2022.

4. Financial viability affecting the commencement of development

4.1 The development will contribute the following:

- Six on-site affordable dwellings,
- Securing of Education contributions in line with Outline Planning application S/33973 and the subsequent approval of Reserved Matters under planning reference PL/01026.

5. Site ownership and access constraints affecting site assessment or the commencement of development

5.1 The land is under the personal ownership of the Directors of Dinas Yard Developments Limited with a view for developers to sign contracts in the short term. A commencement of development formally took place in May 2024.

6. Infrastructure provision necessary to support / enable the development

6.1 The approval of Reserved Matters has provided the required infrastructure provision for enabling the development. All Pre-commencement conditions have been formally discharged.

7. The landowner's delivery intentions and trajectory

	2024-25	2025-26	2026-27
Anticipated Completions	10 dwellings	30 dwellings	31 dwellings

7.1 A formal commencement of works took place on site in May 2024.

8. Signatories to the Statement of Common Ground

Carmarthenshire County Council ("The Local Planning Authority") and Dinas Yard Developments Limited consider that the allocation is sustainable, viable and deliverable.

Signed on behalf of The Local Planning Authority	<i>I Llewelyn</i>
Name	Ian Llewelyn
Position	Strategic Policy and Placemaking Manager
Date	22/05/24

Signed on behalf of The Landowner	<i>Evans Banks Planning Limited</i>
Name	Evans Banks Planning Limited
Position	On Behalf of Dinas Yard Developments Limited
Date	22/05/2024

Appendix 1

Location Plan of housing allocation SeC3/h4

