

Statement of Common Ground

**between Carmarthenshire County Council “The
Local Planning Authority” and the Welsh
Government “The Landowner”.**

Date: February 2024

Statement of Common Ground

Site Address:

Land east of Calsonic

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

Second Deposit Revised LDP Reference – PrC2/E2(i)

Date: February 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 Land east of Calsonic as identified on the Second Deposit Revised LDP Proposals Map (and shown in Appendix 1.)

It addresses the following deliverability indicators:

1. Site description / commentary
2. The planning status of the site
3. Intentions of landowners to develop the site themselves / sell it off?
4. Any active interest / proposed occupiers
5. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence
6. Any progress with site assessment work required for an application submission and / or before development may lawfully commence
7. Any relevant information on funding and /or other delivery mechanisms
8. Any relevant information on site ownership and access constraints affecting site assessment or the commencement of development
9. Any relevant information about infrastructure provision necessary to support / enable the development
10. The landowner's delivery intentions and anticipated start and timetable for delivery
11. Deliverability Assessment, including identification of constraints and proposed methods to address them

For the purpose of this Statement, Carmarthenshire County Council is "The Local Planning Authority" and the Welsh Government is "The Landowner".

In the interests of clarity, this Statement relates solely to the allocation as defined within the Second Deposit Revised LDP, reference PrC2/E2(i) see Appendix 1 below. NB It does not relate to any other additional land being pursued by The Landowner as part of the Revised LDP process.

1. Site description / commentary

A relatively flat, greenfield site of 4.7 ha. located within an area characterised by industrial development (the large Marelli factory lies to the west and Thyssen Krupp factory to the east). The site forms the largest of nine separate elements that make up the Dafen employment allocation in the Deposit LDP. The Two County Economic Study for Carmarthenshire and Pembrokeshire - Interventions & Strategic Sites Summary Report dated October 2019 identifies the Dafen employment allocation as a Regionally Important Strategic Site with a focus on developing a sector focus on manufacturing and associated supply chain uses.

2. The planning status of the site.

- S/18709 - PROPOSED INDUSTRIAL DEVELOPMENT (B1, B2 & B8) OF THE LAND TO THE WEST OF LLETHRI ROAD AND THE CONSTRUCTION OF A NEW PRINCIPAL ACCESS ROAD TO SERVE CALSONIC KANSEI LTD AND THE NEW FUTURE INDUSTRIAL DEVELOPMENT - Outline Granted - 24/06/2008.
- S/15955 - THREE SEPARATE LIGHT INDUSTRIAL B2 OR B8 UNITS TO BE ACCESSED FROM THE FELINFOEL/LLETHRI ROAD VIA A NEW AT GRADE JUNCTION - Withdrawn - 04/04/2007
- S/06528 - INDUSTRIAL USE FALLING WITHIN CLASSES B1, B2 AND B8 - Withdrawn - 10/08/2004
- S/01925 - LAYING OF INERT HARDCORE FILL AS PREPARATION OF SITE FOR FUTURE USE COMMERCIAL UNITS - Full Granted - 28/07/1999
- LL/00308 - SITE DEVELOPMENT WORKS, HIGHWAY CONNECTION, DISTRIBUTION WAREHOUSE AND LIGHT ENGINEERING AND TRANSPORT DEPOT B1, B2, B8 - Full Granted - 09/01/2002
- S/02089 - PROPOSED INDUSTRIAL UNITS - Full Granted - 21/10/1999
- D5/6343 - Development of Advance Factories - Approval of Reserved Matters - 13/05/1982
- D5/5977 - Development for Advance Factory Units - Outline Planning Permission - 29/10/1981

The site was allocated for employment purposes in the Carmarthenshire Unitary Development Plan (UDP) as part of the overall Dafen employment allocation in 2006. However, the UDP was superseded in December 2014 when the LDP was adopted and in which the site is not allocated.

3 Intentions of landowners to develop themselves / sell it off?

It is the landowner's intention to invest in providing essential infrastructure on this site to create serviced development plots for employment uses.

4 Any active interest / proposed occupiers?

There is active interest in employment land in this area, however the cost of bringing this site forward for development is prohibitive to the private sector owing to low industrial land values. This site is in public sector ownership and offers an opportunity to contribute to the economic development of the area by providing serviced development plots for sale.

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

The Landowner has appointed consultants to undertake required surveys, assessments and masterplanning required to prepare an outline planning application for a new highway connection for the site and infrastructure to provide the potential to develop B1/B2/B8 light industrial units and associated car parking, servicing and SuDS features. This work is underway and builds on ground investigation works and ecological surveys already undertaken. Statutory pre-application advice was provided by the Local Planning Authority in respect of these proposals on 11/09/2023.

6 Any progress with site assessment work required for an application submission and / or before development may lawfully commence?

Yes, see 5 above. Of particular note is that ground investigation work has ruled out historical underground coal mining activity to be a constraint to development on this site.

7. Any relevant information on Funding and / or other delivery mechanisms?

The Landowner has already invested in undertaking necessary assessments and to employ a consultancy to undertake Pre-Application Consultation (PAC), prepare a planning application and SUDS application. If planning permission is granted, the Landowner's internal approval for funding the infrastructure works to create the serviced development plots will be requested.

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

The site is in the freehold ownership of the Landowner and is let on a short term grazing agreement. No access issues are anticipated. The site adjoins the adopted Heol Rhosyn and proposals include a direct access onto this highway. This site also adjoins the A4138.

A decision on proceeding to implement the infrastructure works will be made following a decision on the planning application.

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

Initial enquires reveal that there are no significant issues with providing an access onto a public highway or providing electricity, potable water and drainage to the site for employment purposes.

10. The landowner's delivery intentions and anticipated start and timetable for delivery

If planning permission is secured in 2024, current intentions are to commence the infrastructure works during 2025, subject to funding approval.

11. Deliverability Assessment, including identification of constraints and proposed methods to address them


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 Revised LDP.

The allocation of the site within the LDP for employment 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

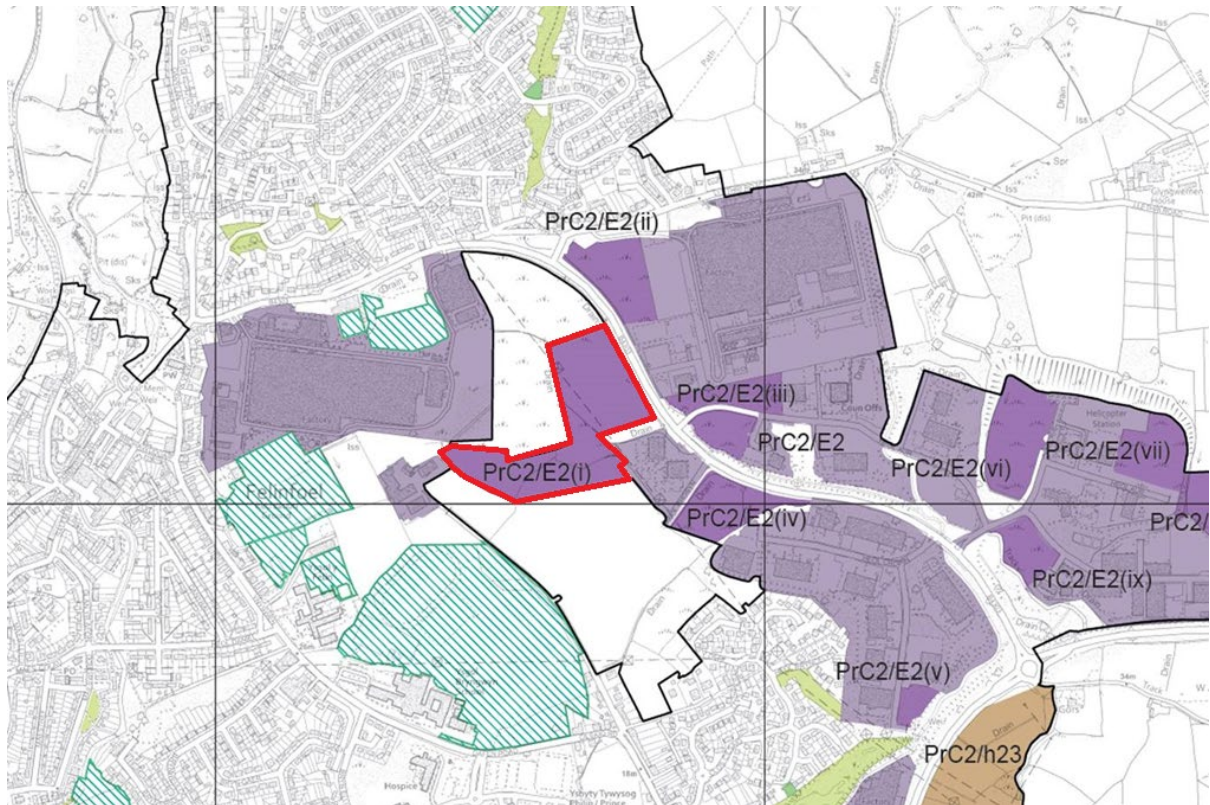
allocation identified within the LDP makes an important contribution towards the employment needs of this settlement and growth area.

12. Signatories to the Statement of Common Ground

Signed on behalf of The Local Planning Authority	<i>Ian R Llewelyn</i>
Name	Ian Llewelyn
Position	Strategic Policy and Placemaking Manager
Date	15/05/2024

Signed on behalf of The Landowner	
Name	TIMOTHY HOWARD
Position	DEPUTY DIRECTOR - PROPERTY under the authority of the Cabinet Secretary for Economy, Energy and Welsh Language, one of THE WELSH MINISTERS
Date	10th May 2024

Appendix 1 Site Location and Context – PrC2/E2(i)



Extract from Second Deposit Revised LDP