

Statement of Evidence

Site Address:

Cross Hands East, Cross Hands, Carmarthenshire, SA14 6RF.

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

Deposit Revised LDP Reference – PrC3/E1

Purpose of this Statement of Evidence

This Statement of Evidence has been prepared to address issues of deliverability in respect of the Revised LDP employment allocation, Cross Hands East PrC3/E1.

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

1. Site description / commentary

The site is managed by the Cross hands Joint Venture, a partnership between the County Council and Welsh Government. It has been developed over 2 phases to provide infrastructure and create 17 plots, 3 of which are currently occupied, 1 under construction and a further 3 plots agreed for development. The plots are accessed via spurs of 2 main estate roads running through the site which are adopted, directly connecting to the Cross Hands link road link road also constructed to 2 stages and now completed that enables access onto the east/west slips on the A48/M4 as well as the A483 Swansea to Manchester route making the estate highly accessible. The site accommodates B1 and B* uses however there is a focus on Energy & environment, Advanced Manufacturing, Creative, Agri-Food technology and Financial & Professional sectors.

The Two County Economic Study for Carmarthenshire and Pembrokeshire - Interventions & Strategic Sites Summary Report updated January 2021 identifies the Cross Hands East employment allocation as a Regionally Important Strategic Site and as a Sector Specific / Supporting Strategic Site Cluster

2. The planning status of the site.

Planning Application ref. W/23782

Proposed development of industrial park, including the development of business and industrial units (use classes B1 and B8), offices, business incubator units, a hotel, a business central hub, resource centre, energy centre, central green space, parkland

Outline granted 29/11/2012

Planning Application ref. W/29034

The Cross Hands East SES internal access road and development plot plateaus, as shown on the application plan P 011 that accompanies this application - reserved matters (access and landscaping) to outline planning permission W/23782

Reserved Matters granted 17/2/2014

Planning Application ref. W/38284

Reserved Matters to Outline W/23782 - drainage (surface water and foul), earthworks plateau levels, highway design (GA, long sections, cross sections), kerbing, pavement finishes, street lighting, road markings, proposed services, proposed boardwalk

Reserved Matters granted 19/7/2019

In addition, numerous Discharge of Conditions / Variation of Conditions and Non-Material Amendments have been granted on the above permissions.

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

The Joint Venture currently manages the site and provides long-term leases to prospective developers/owner occupiers to develop employment creating space on the plots.

4 Any active interest / proposed occupiers?

There is active interest in employment land in this area, however the cost of construction versus end values is a disincentive and therefore property Development funding has been made available to facilitate development. This is now reducing however it is envisaged that future funding will assist in the development of the remaining plots. Of the 17 plots, 3 are developed, 1 under construction, 2 leases agreed, advanced interest in 2 further plots leaving 9 plots remaining. 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 long term lease.

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

The plots have been created under previous planning permissions. At present full planning applications are submitted as and when required by interested parties albeit pursuant to the original outline permission. In November 2020, Executive Board approved a decision to consider a Local Development Order to be potentially made within Cross Hands East. The LDO could provide the Local Planning Authority with an opportunity to streamline the planning process by removing the need for developers/applicants to make a planning application to the Authority and for development proposals to be submitted as an LDO application. The LDO is anticipated to be finalised by the summer of 2024.

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

Significant public sector funding already invested to addressing ground conditions including some mine workings to provide serviced plots available for development.

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

Public Funding already invested. Development of remaining plots will be dependent on availability of potential grants/loans towards premises construction on the plots.

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

The site access requirements have been addressed via the 2 phased infrastructure investment now completed.

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

Infrastructure requirement have been addressed via the 2 phased infrastructure investment now completed.

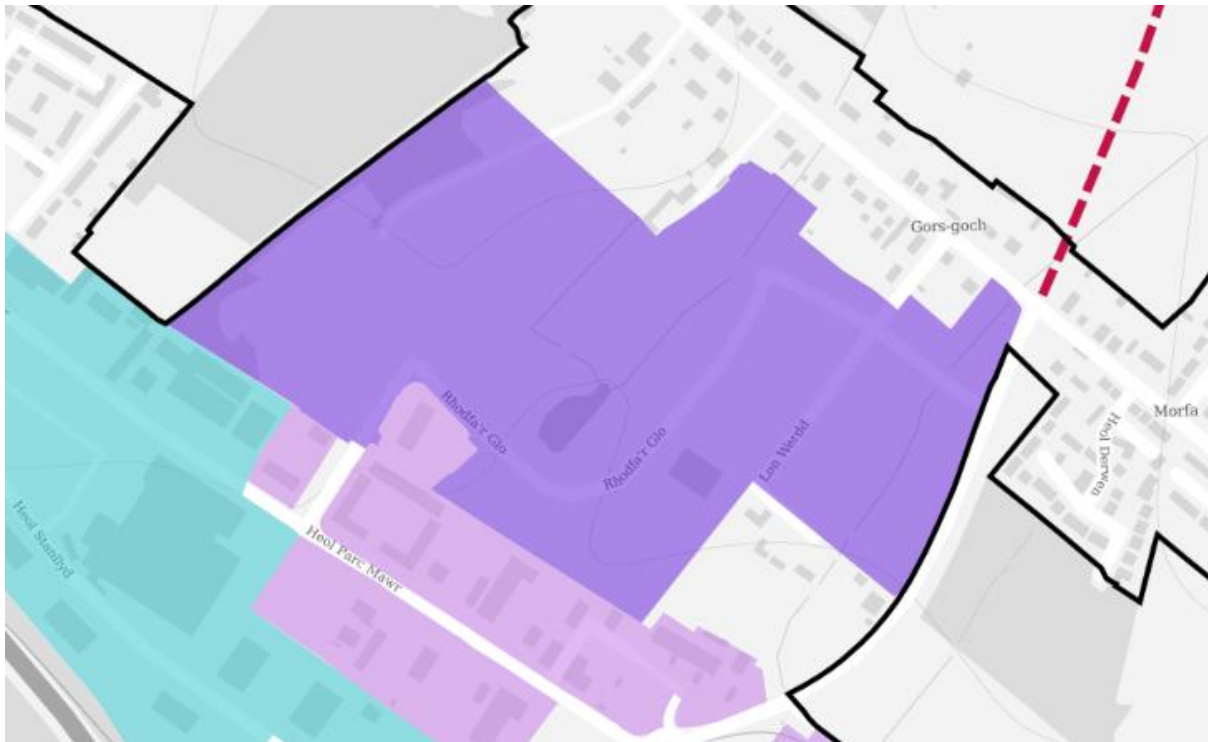
10. The landowner's delivery intentions and anticipated start and timetable for delivery

The infrastructure development had been completed. Anticipated starts and completions for the individual plots will depend on availability of finance to the private sector.

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

Infrastructure constraints have been addressed via the investment in creating the estate. While there may be individual requirements by the potential plot developers/occupants these would be addressed via their own investment e.g. additional power over and above estimated requirements. 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. Phase 1 infrastructure was completed in 2015/16 and Phase 2 infrastructure was completed in 2021. It is expected that the majority of the plots within the site not currently developed will be taken up within the plan period up to 2031.

Site Location and Context



Employment Allocation PrC3/E1 Cross Hands East. Extract from Second Deposit Revised LDP.