

Carmarthenshire Revised LDP 2018-2033 Deposit Revised LDP Submission

Supporting Statement in relation to:
Candidate Site SR/086/075, Land at Talyclun, Llangennech

Persimmon Homes West Wales

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Introduction

Persimmon Homes West Wales hereby seeks to submit the following statement in support of the landowner's representations on the Deposit Revised 2018-2033 Carmarthenshire Local Development Plan (Deposit LDP).

Deliverability of Housing Allocations

National Planning Policy Context & Deliverability

The removal of the 5 year housing land supply policy within PPW 11 and TAN 1 and the replacement with the housing trajectory approach to monitor the delivery of LDP housing requirements, places even greater importance on ensuring that the housing trajectory is credible and realistic and it is critical that the housing allocations proposed in emerging Local Development Plans are appropriately and robustly evidenced to ensure that they are realistically deliverable.

Planning Policy Wales Edition 11 sets out the land use planning policies of the Welsh Government with its primary objective being to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

PPW 11 states that the '*planning system must:*

- *Identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
- *Enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*
- *Focus on the delivery of the identified housing requirement and the related land supply'.*

'The supply of land to meet the housing requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to deliver requirements must be demonstrated through a housing trajectory. The trajectory should be prepared as part of the development plan process and form part of the plan. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period. To be 'deliverable', sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable at the point in the trajectory when they are due to come forward for development in order to support the creation of sustainable communities'.

'As part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan. At the 'Candidate Site' stage of development plan preparation land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites. At the 'Deposit' stage, there must be a high level plan-wide viability appraisal undertaken to give certainty that the development plan and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy requirements'.

The site at Land at Talyclun is considered deliverable and viable in line with the requirements of PPW 11 and should therefore be re-considered for inclusion in the RLDP.

The Allocation of the Land at Talyclun Candidate Site

As the largest house builder in the West Wales region, Persimmon Homes West Wales welcomes the allocation of a range of non-strategic housing sites in the Revised LDP. It is considered that this approach will provide greater flexibility for the Plan and will assist in actually delivering housing – particularly in the short to medium term.

However, we consider the Revised Deposit Plan in its current form fails to allocate a sufficient number of deliverable sites. Accordingly, we would encourage the Council to reconsider its rejection of SR/086/075 Land at Talyclun previously promoted at the Candidate Site Stage.

The viability of the site has been assessed by Persimmon Homes West Wales utilising external and abnormal rates from a comparable site (in terms of size and topography) currently under construction in our West Wales Region.

Persimmon Homes West Wales expects to continue its track record of delivering housing sites in the Region at a rate in excess of 50 dwellings per year and at 'policy level'. That is, we consider this site to be deliverable with an on-site provision of Affordable Housing at a rate of 20% together with Education, Open Space, Transportation contributions in line with those on comparable sites currently under construction in Carmarthenshire.

It should also be noted that following this assessment of the viability of the site, Persimmon Homes West Wales concluded that it was appropriate to agree the Heads of Terms for the sale of the land with the landowner. I trust that this serves to demonstrate our commitment to developing this site and that it is technically deliverable in line with the Council's housing delivery aspirations.

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