

Carmarthenshire Revised Local Development Plan - Further Written Statement

Tata Steel Europe Limited (Representator ID: 5155) (Now Tata Steel UK Limited)

Matter 2: Prosperous People and Places – Housing and Community Infrastructure

Introduction

1. This Further Written Statement has been prepared on behalf of Tata Steel UK Limited (Tata Steel). It should be read in conjunction with previous representations submitted by Tata Steel to earlier stages of the Revised Local Development Plan (LDP) process.
2. This Statement relates specifically to Matter 2, Question 4 as set out in the ‘Schedule of Matters, Issues and Questions’ (August 2024). Having reviewed the questions set out by the Inspectors, Tata Steel has no further written comments in relation to the other questions under Matter 2.

Response to Question 4

3. Question 4 asks whether the Plan will deliver the housing requirement. It sets out the following specific questions.
 - (a) Are the site allocations available and deliverable within the anticipated timescales? Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?
 - (b) Should committed sites be allocated?
 - (c) Is the Plan’s housing strategy sufficiently flexible to respond to changing circumstances?
4. Tata Steel supports the allocation of PrC2/h15 (Maesarddafen Road / Erw Las). At the time of the Deposit Plan, the site benefited from outline planning permission and was in the process of being marketed by Tata Steel (the then owners of the site). Matters have moved on significantly since that time. The site now benefits from Reserved Matters permission and the sale of the site has recently been completed between Tata Steel and a residential developer. The site is therefore considered available and deliverable.
5. Tata Steel supports the general principle of allocating committed sites (where these are demonstrated as still being available/deliverable) in the plan. The allocation of such sites will provide landowners and developers with additional certainty and increase the prospect of such sites coming forward during the plan period. Should there be unforeseen delays to a committed site, there is a risk that such sites fall away in the absence of an allocation in the Development Plan, so they should be safeguarded through allocation in the LDP. These sites make an important contribution to housing delivery over the LDP plan period.

6. In the case of PrC2/h15, the site forms part of a wider allocation in the adopted LDP (GA2/h35). The allocation is for up to 300 dwellings and includes land at Maesyrdafen Road, together with additional land within Tata Steel's ownership at Erw Las. Whilst PrC2/h15 is referred to in the RLDP as Maesarddafen Road / Erw Las, only part of the adopted allocation has been carried forward. The land at Erw Las is not now included as part of the proposed allocation. Tata Steel has previously made representations setting out why the allocation of land at Erw Las should also be carried forward into the Replacement LDP. Those arguments are not repeated here but we can confirm that significant progress has been made with the site at Erw Las since submission of previous representations.
7. At the time of the Deposit LDP, an outline application for residential development (up to 91 homes) at Erw Las had been submitted by Tata Steel, but remained undetermined. That application now benefits from a resolution to grant outline planning permission having been reported to Planning Committee on 9 April 2024. A Section 106 Agreement is currently being finalised and a decision is expected to be issued imminently (and before completion of the Examination). Following completion of the Section 106 Agreement, the site will be brought to the market by Tata Steel with a view to a residential developer bringing forward a Reserved Matters application.
8. Returning to the point made above, rolling forward the allocation of the site (which will be a 'commitment' once a decision notice is issued) would provide greater certainty for the landowner and for future purchasers/developers. Tata Steel therefore supports the allocation of its land at Erw Las as an existing commitment. This would be consistent with the allocation of PrC2/h15.