

EXECUTIVE BOARD

26TH APRIL 2021

DEVELOPMENT OF THE FORMER GRILLO SITE & SITE 6, BURRY PORT

Recommendations / key decisions required:

The Executive Board is asked to approve the disposal of the former Grillo site and Site 6, Burry Port, through an open procurement procedure, to enable the delivery of a residential scheme with possible commercial uses.

Reasons:

- To promote and facilitate development of the Council's former Grillo site and adjoining land, held by the Council and Welsh Government, as part of the Llanelli Waterside Joint Venture, to support the regeneration aspirations for Burry Port and delivery of the Burry Port Masterplan.
- The regeneration of this brownfield site will bring forward much needed housing in an area of high demand with potential for a small element of commercial development that would create up to 30 new jobs, if included in proposals.
- To generate a capital receipt for the Corporate and Llanelli Waterside Joint Venture fund.

Relevant scrutiny committee to be consulted NO

Exec. Board Decision Required YES

Council Decision Required NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-
Cllr. David Jenkins (Executive Board Member for Resources)

Directorate:

Name of Head of Service:

Jason Jones

Report Author:

Katie Crane-Davis

Designations:

Head of Regeneration

Asset Management Surveyor

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EXECUTIVE SUMMARY
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26TH APRIL 2021

DEVELOPMENT OF THE GRILLO SITE & SITE 6, BURRY PORT

Background Information

The development site of 12.9 acres, shown in the document at Appendix 1, is a key element of the Council's regeneration aspirations for Burry Port and forms part of the Burry Port Masterplan. The ultimate objective of the Masterplan is to ensure the future wellbeing of Burry Port and its surrounding areas by creating residential, leisure and employment developments, which will promote Burry Port as a place to visit, live and work in. The document at Appendix 1 sets out additional background information regarding the subject site and the Council's wider Burry Port Masterplan aspirations.

The residential development site in its entirety, benefits from outline planning permission for 364 new homes and 465 sq m of retail and leisure floor space. The subject site (12.9 acres) edged red on the Appendix 1 plan, will form the first phase of this development, regenerating brownfield land, to provide approximately 320 new homes with possible retail and leisure facilities. A further, adjacent site, of approximately 2.28 acres to the south, will be brought forward as a second phase, at a later date, to provide circa 40 residential units, within a waterfront location.

Due to the size of the site and level of private demand, developing the land in partnership with a private sector developer has been identified as the best solution for the Council and Llanelli Waterside Joint Venture, to gain a capital receipt for the land and contribute to the delivery of new homes within this strategic area.

There will be a minimum design standard for the development, set out by the Council and Welsh Government. As the sale will be subject to this design standard, we have been advised by the Council's Legal and Procurement officers, that the transaction falls under the scope of the Public Contracts Regulations 2015 and requires an open procurement procedure to select the developer, rather than an open market sale.

The Council could decide not to sell the site at this time but due to the timeframes set out within the outline planning applications, it is advised that a disposal is progressed. A Reserved Matters application with details of the proposed scheme will need to be submitted by November 2022.

The Development

Development proposals should have full regard to the site's prominent position on the waterfront and must complement the current and proposed facilities within the harbour and Millennium Coastal Park.

The vision for this site is to provide a creatively designed harbourside scheme, reflecting the history and culture of the area and encouraging urban living and utilisation of local offerings. Public open space must be high quality and integrated into the development to form a focus for all sections of the new community, in an environment with good natural surveillance.

The design should facilitate safe walking and cycling routes within the development and connecting to the surrounding area, including the Millennium Coastal Park, to provide residents with leisure opportunities to improve their health and wellbeing.

The Council has commissioned an Architect to develop design principles for the proposed scheme. A minimum design standard will be set, as part of the procurement exercise, to ensure that the aspirations for the site are met.

Recommendations

The subject land forms part of the Burry Port Masterplan. The Council's Acquisition and Disposal of Property Policy requires Executive Board approval for the disposal of Strategic land.

It is recommended that the Council disposes the land at Burry Port, through an open procurement procedure, to deliver a residential development scheme with ancillary commercial use and that delegated authority is granted to the Head of Regeneration, in consultation with the Executive Board Member for Resources, to negotiate and document appropriate terms for the sale of the land.

DETAILED REPORT ATTACHED?	YES
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IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: Jason Jones

Head of Regeneration

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	YES	NONE	YES

1. Policy, Crime & Disorder and Equalities

The development scheme will contribute towards the Goals and Ways of Working within the Well-being of Future Generations Act and the Council's Well-being Objectives. The site will support the retention and creation of jobs, including apprenticeships and training opportunities, through the housing development. The site will also provide needed housing in the area, including affordable housing provision and innovative housing designs, whilst also striving to create a resilient and sustainable community.

The residential development in Burry Port, in conjunction with the wider masterplan for Burry Port, will encourage urban living and utilisation of local offerings without the need for cars and public transport. The proximity of the residential development to the Millennium Coastal Path will provide residents with leisure opportunities to improve their health and wellbeing.

The developer will be required to provide community benefits including targeted recruitment and training opportunities, supply chain opportunities, educational contributions and community initiatives, as part of the scheme.

The Well-being of Future Generations Act Goals and Ways of Working and the Council's Well-being Objectives will be considered in further detail, as part of the procurement procedure.

The delivery of the site also supports Carmarthenshire County Council's Transformations Strategy which identifies six key transformational projects, including Carmarthenshire Coastal Belt and Burry Port.

2. Legal

As there will be minimum design standards for the scheme, set out by the Council, we have been advised by the Council's Legal and Procurement officers, that the transaction falls under the scope of the Public Contracts Regulations 2015 and requires an open procurement procedure to select the developer.

The disposal of the land will require appropriate legal documentation that will need to reflect the specific terms of sale to be agreed via the procurement process, ensuring the Council's best interests are maintained.

3. Finance

The disposal of the land will provide a capital receipt for the Corporate fund to recuperate the costs of acquiring the Former Grillo site and a capital receipt for the Llanelli Waterside Joint Venture to support further regeneration of South Llanelli.

5. Risk Management Issues

A risk analysis has been carried out, as part of the procurement requirements, to identify risks associated with the delivery of the scheme, with controls in place to ensure development objectives are met within appropriate timescales.

In addition to this, the Council's Principal Risk Officer has been asked to advise on minimum levels of indemnity for Employers Liability Insurance, Public Liability Insurance including Products Liability and Professional Indemnity, to be included within the Procurement and Legal documentation.

6. Physical Assets

If disposal of the site is approved, a residential development scheme, with ancillary commercial use, will be delivered by a private sector developer, to support the aspirations of the Burry Port Masterplan.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jason Jones

Head of Regeneration

1. Scrutiny Committee

n/a

2. Local Member(s)

Councillor John James and Amanda Fox have been regularly updated on proposals that form part of the Burry Port Masterplan. Both Cllr James and Fox have been consulted on the report.

3. Community / Town Council

n/a

4. Relevant Partners

Meetings with the Llanelli Waterside Joint Venture Partner, Welsh Government, are held regularly to monitor progress and agree actions.

5. Staff Side Representatives and other Organisations

n/a

EXECUTIVE BOARD PORTFOLIO HOLDER(S) AWARE/CONSULTED

Executive Board Members will be fully consulted after CMT

Include any observations here

Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:

THERE ARE NONE