

Document Pack



Wendy Walters
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

WEDNESDAY, 9 OCTOBER 2019

TO: ALL MEMBERS OF THE COMMUNITY SCRUTINY COMMITTEE

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **COMMUNITY SCRUTINY COMMITTEE** WHICH WILL BE HELD IN THE **CHAMBER, COUNTY HALL - COUNTY HALL, CARMARTHEN. SA31 1JP. AT 10.00 AM ON WEDNESDAY, 16TH OCTOBER, 2019** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Wendy Walters

CHIEF EXECUTIVE



PLEASE RECYCLE

| | |
|--------------------------|---------------------------------|
| Democratic Officer: | Kevin J Thomas |
| Telephone (Direct Line): | 01267 224027 |
| E-Mail: | KJThomas@carmarthenshire.gov.uk |
| Ref: | AD016-001 |

COMMUNITY SCRUTINY COMMITTEE

13 MEMBERS

PLAID CYMRU GROUP – 7 MEMBERS

- | | | |
|----|-------------------|-----------------------------------|
| 1. | Councillor | Ann Davies |
| 2. | Councillor | Handel Davies |
| 3. | Councillor | Colin Evans |
| 4. | Councillor | Jeanette Gilasbey |
| 5. | Councillor | Betsan Jones |
| 6. | Councillor | Gareth Thomas (Vice-Chair) |
| 7. | Councillor | Aled Vaughan Owen |

LABOUR GROUP – 3 MEMBERS

- | | | |
|----|-------------------|-------------------------|
| 1. | Councillor | Fozia Akhtar |
| 2. | Councillor | Rob Evans |
| 3. | Councillor | Shirley Matthews |

INDEPENDENT GROUP – 3 MEMBERS

- | | | |
|----|-------------------|------------------------|
| 1. | Councillor | Anthony Davies |
| 2. | Councillor | Irfon Jones |
| 3. | Councillor | Hugh Shepardson |

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF PERSONAL INTERESTS INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM
3. PUBLIC QUESTIONS (NONE RECEIVED)
4. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033 DRAFT DEPOSIT 5 - 342
5. FORTHCOMING ITEMS 343 - 344

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Community Scrutiny

16 October 2019

Revised Carmarthenshire Local Development Plan 2018 - 2033

Draft Deposit

To consider and comment on the following issues:

- To consider the content of the Draft Deposit Revised Local Development Plan 2018 – 2033 (and supporting documents) for formal public consultation.
- To consider the Draft Supplementary Planning Guidance in relation to the Burry Inlet and the Caeau Mynydd Mawr Special Area of Conservation for consultation concurrent with the Deposit LDP.

Reasons:

- To comply with the Council's statutory obligations in terms of the preparation and progression of a Revised Local Development Plan for Carmarthenshire, in accordance with statutory procedures.
- To respond and accord with the timetable for the preparation of the Revised LDP as set out within the approved Delivery Agreement.
- To ensure that the preparation and adoption of the Revised (replacement) LDP proceeds in a timely manner ahead of the expiration of the current LDP.

To be referred to the Executive Board / Council for decision: YES

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr Mair Stephens

| | | |
|-----------------------------|--------------------------|--|
| Directorate : Environment | Designations : | Tel Nos. 01267 228659 |
| Name of Head of Service: | | E Mail Addresses: |
| Llinos Quelch | Head of Planning | LQuelch@carmarthenshire.gov.uk |
| Report Author: Ian Llewelyn | Forward Planning Manager | IRLlewelyn@carmarthenshire.gov.uk |

EXECUTIVE SUMMARY
Community Scrutiny
16 October 2019

| |
|---|
| Revised Carmarthenshire Local Development Plan 2018 – 2033 DRAFT DEPOSIT |
|---|

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

This Report follows the resolution of County Council on the 10th January 2018 to formally commence the preparation of a Revised (replacement) Local Development Plan (LDP), along with the Welsh Government’s approval of the Delivery Agreement on the 28th June 2018, including its timetable for Plan preparation.

The preparation of the Draft Deposit Revised LDP represents an important milestone in the Council delivering on its statutory responsibilities to prepare an up-to-date Development Plan for the County (excl. the area within the Brecon Beacons National Park Authority).

This report sets out the Draft Deposit Revised LDP by identifying the Council’s land use Vision, strategic objectives and strategic growth requirements for the County through to 2033 along with a detailed and comprehensive set of policies and provisions - including site specific allocations (including housing and employment as well as environmental and other spatial considerations).

Approval is sought for the publication of the Draft Deposit Revised LDP as part of a formal public consultation for a minimum statutory period of 6 weeks. It should be noted that the Delivery Agreement identifies December 2019 for the publication of the Draft Deposit Revised LDP.

It should be noted that the Draft Deposit Revised LDP, together with accompanying Draft Supplementary Planning Guidance as well as other supporting documents are emerging documents and will develop through the reporting process. This reflects the availability of evidence and timelines associated with the Plans preparation. This report does not include the proposals map and inset maps which are currently being developed. These will be provided as it progresses through the reporting process.

2. Background

The preparation of the Draft Deposit Revised LDP reflects the Council’s statutory responsibilities to produce the Revised LDP under the Planning and Compulsory Purchase Act 2004 - setting out policies and proposals for future development and use of land for Carmarthenshire over the period to 2033. The Delivery Agreement, as approved by the Welsh Government (WG), identifies the timeline for the preparation and Adoption of the Plan by November/December 2021.



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In determining the need to prepare a Revised LDP, Members will recall that a Review Report was prepared in relation to the current Adopted LDP. This Review Report identified the following considerations:

- The need to ensure that a Revised LDP is prepared and adopted before the expiration of the current LDP at the end of 2021.
- Indicated failures in the delivery of the LDP strategy, the settlement framework and the spatial distribution of growth - notably in respect of both the level and spatial distribution of growth, and the need to ensure that the strategy, particularly in terms of spatial distribution of growth and the performance of the tier 2 and 3 settlements, is realistic and deliverable.
- Failure to deliver a 5 year housing land supply, as required within Planning Policy Wales and Technical Advice Note 1.
- Need to ensure that the strategy and the identified growth requirements are robust, and that the spatial framework, distribution of growth and the allocated sites within the Plan are deliverable.
- To consider the implications of the 2014-based Local Authority Population and Household Projections and the variance in population change and household requirements.
- In addition, to consider contextual changes and changes in the form of legislation, national policy and a range of Plans and strategies and to the evidence base.

Reference is also made to the publication of the Pre-Deposit Preferred Strategy, which set out aspects such as: Issues; Vision, Strategic Objectives; Growth Options; Spatial Options and preferred strategic approach. The responses received as part of the consultation to the Pre-Deposit Preferred Strategy were reported to Council on the 15th May 2019 and have been considered and where appropriate incorporated in the preparation of the Draft Deposit Plan. Due consideration has also been given to any recommendations outlined as part of the Sustainability Appraisal – Strategic Environmental Assessment process.

3. Draft Deposit Revised LDP

The Draft Deposit Revised LDP is the Council's proposed statutory land use plan for its administrative area (excluding that area contained within the Brecon Beacons National Park) and covers the period 2018 – 2033. The preparation of the Plan is governed by defined statutory procedures with the process subject to a series of stages prior to its adoption. This process culminates in the Examination in Public (EIP) which will be presided over by an independent Planning Inspector appointed by the Welsh Ministers. Upon adoption the Revised LDP will supersede the current adopted LDP. It should be noted that the Inspector's recommendations are binding upon the Council.

The adopted Revised LDP will guide and control development. It will inform future infrastructure and investment programmes from both internal and external partners. It will provide the local policy basis to determine future planning applications. Where relevant, Supplementary Planning Guidance (SPG) will be prepared to elaborate on, and consolidate upon the policies and provisions of the Plan itself.

The Draft Deposit Revised Plan will be accompanied by a range of documents to support its



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preparation and the consultation. These include the Sustainability Appraisal/ Strategic Environmental Assessment, Habitat Regulations Assessment, the plan's evidence base, topic papers, an Initial Consultation Report, and Soundness Self-Assessment, as well as a range of other background documents.

The Draft Deposit Revised LDP consists of a number of key elements which reflect stages in its preparation. It has sought to build on the preparation of, and consultation responses to, the Draft Pre-Deposit Preferred Strategy. The recommendations of the Sustainability Appraisal – Strategic Environmental Assessment have also been responded to where appropriate. In this respect, engagement has, in accordance with the provisions of the Delivery Agreement, been an important aspect of the Strategy's preparation, with the contribution of technical consultees and other focused groups being instrumental in guiding the Draft Deposit Plan's content.

A key element of the Draft Deposit is founded on the need for the Plan to make appropriate provision for a sustainable and deliverable level of growth - reflecting the ambitions of the County and meeting the needs of its communities. This has been supported by a robust and updated evidence whilst seeking to deliver on key strategic influences including:

- The Council's Strategic Regeneration Plan 2015 – 2030 – Transformations;
- Swansea Bay City Deal – including Yr Egin and the Wellness and Life Science Village;
- The New Corporate Strategy 2018 – 2023;
- The Council's Well-being Objectives; and
- Recent Council resolutions – including the declaration of a Climate Emergency and the motion on Planning and the Welsh language;
- Rural Taskforce Report and recommendations;
- National planning policy and legislative agenda;
- Moving Forward in Carmarthenshire: the next 5-years.

The Draft Pre Deposit Preferred Strategy identified an overall population increase of 17,567 (9.4%). Providing for the delivery of 9,987 new homes across the Plan period. This places an important strategic emphasis on job creation and is central to the Council delivering on its affordable housing targets. This is a level that is notably below the current adopted LDP which makes provision for 15,197 homes.

The LDP seeks to promote and develop the economy across Carmarthenshire and the Draft Deposit Revised Plan identifies appropriate land allocations to support an ambitious Carmarthenshire which attracts investment and provides opportunities for those living and working in our communities.

The proposed growth levels would also seek to challenge and address current demographic patterns particularly the out-migration as evidenced in the 16-19 age group. It provides opportunities to balance the demographics of the County through the retention of, and in-migration of younger adults (including those returning) to the County, and address some of the issues which could be perceived from an aging population.

The changing evidence base in relation to demographic change will continually be addressed as



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part of the preparation of the Plan. The Draft Deposit Revised LDP will respond to any changes in evidence and consider the emerging growth provisions of the emerging National Development Framework as it progresses through the reporting process.

The Spatial approach to the distribution of land represents a Balanced Community and Sustainable Growth Strategy, a revision to the approach in the current LDP and one which seeks to address the issues highlighted in the Review Report, as well as reflecting the feedback in the formulation of the preferred strategy. The revised spatial hierarchy and the distribution of growth will therefore be expressed through the settlement framework as grouped under respective clusters which seek to characterise areas across the County. These are identified within the Draft Deposit Plan.

Key themes and policy areas set out within the revised LDP includes:

- Provide for the requirement of 9,887 new homes;
- To maximise affordable housing delivery providing for XXXXX new homes (*Report on Affordable Homes Viability scheduled 3rd October*);
- Provide for XX ha of employment land (*Report scheduled 27th September*);
- Defined levels of development viability;
- Identify levels of developer contributions (s106) and key priority areas;
- Recognise the economic opportunities to sustain and enhance rural economies;
- Support regeneration and strategic ambitions for the County and region;
- Promote a settlement framework which supports cohesion between settlements and communities;
- Reflect the linguistic needs of the County and its communities and their cultural characteristics;
- Distribute development in accordance with the settlement hierarchy, reflecting the principles of sustainability and the functional attributes of settlements;
- Respect and enhance the rich and diverse environmental qualities of the County;
- To reflect the need for new homes in rural areas;
- Reflect matters of infrastructural capacity – notably within the Llanelli Waste Water Treatment Works catchment;
- Contribute towards the achievement of the statutory Conservation Objectives of the Caeau Mynydd Mawr Special Area of Conservation;
- Contribute to the delivery of physical and social regeneration opportunities;
- Create diverse and cohesive developments and communities;
- Reflect the diversity across the County, and within its settlements and communities;
- Focus retail change in established centres whilst providing opportunities which will assist in achieving viable, self-supporting settlements and sustainable communities;
- Define search areas for the siting of wind and solar renewable energy developments;
- Recognise the contribution of ‘previously developed land’;
- To provide opportunities to grow the County’s visitor economy;
- Protect and enhance the natural, historic and built conservation qualities of Carmarthenshire; and,
- Contribute to an integrated transport network both within the County and region.

The Draft Deposit in taking forward the above, its evidence base and its contextual influences

includes a number of new policy areas or an additional focus on aspects around:

- Placemaking and Well-being of future generations
- Green Infrastructure
- Climate Change and Sustainable Development
- Welsh language
- Flood avoidance
- Reserve Regeneration Sites
- Rural Planning Policy.

Note: An addendum to the Report on Carmarthenshire's Population and Household Forecasts is also attached. This identifies latest population and household projections reflecting the iterative nature of the Plan making process. This paper will be utilised to inform the final content of the Deposit LDP.

4. Deposit LDP Structure

The Draft Deposit Revised LDP consists of a written statement and a proposals map detailing its policies and proposals on a geographical base. Its structure and format is broadly as follows:

- **Introduction:** General background information regarding the Carmarthenshire LDP including outlining the role of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA) in the plan-making process.
- **Policy Context:** Sets out the LDP's alignment with, and regard to, National, Regional and Local policy context.
- **Key Issues and Drivers:** Outlines issues identified in relation to the LDP.
- **Vision and Objectives:** Presents the LDP's Vision and accompanying Objectives conveying the sort of place that it is envisaged Carmarthenshire should become. It is the role of the Objectives to set the context for the delivery of the vision.
- **Strategy and Strategic Policies:** Outlines the LDP's strategic direction, growth requirements which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.
- **Specific Policies:** Detailed policies dealing with specific policy areas and providing general development management policies against which all development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.

- **Implementation and Monitoring:** Identifies and incorporates key targets, details the Plan's performance and measures how it will be monitored.
- **Proposals Map on a Geographical Base** - The Proposals Map together with inset maps of specific settlements or development areas identify polices and proposals on a geographical base.

5. Supporting Documents

The publication of the Draft Deposit Revised LDP will be accompanied by a suite of evidential and other documents. Key amongst these is the Initial Sustainability Appraisal (SA) which incorporates the Strategic Environmental Assessment (SEA). The SA is required by Section 62 (6a) of the Planning Compulsory Purchase Act 2004, while the SEA is a requirement of the SEA Directive 2001/42/EC1. An SEA is a mandatory requirement for plans/programmes. A copy of the SA will appended to this report as it progresses through the reporting process with the final version available at County Council.

The SA is an integral part of the preparation of the Revised LDP, evaluating and testing its content throughout its preparatory process, in particular the Initial SA:

- Tests the Revised LDP objectives against the Sustainability Framework.
- Predicts and evaluates the effects of the LDP options in terms of both growth and spatial distribution, as well as the strategic policies that will be put in place to implement them.
- Considers ways of mitigating adverse effects and maximising beneficial effects.
- Proposes measures to monitor the significant effects of implementing the LDP.

A further key document is the Habitat Regulations Assessment Screening (HRA) Report. This will be available for reporting at Full Council. The HRA screening report considers the content of the Draft Preferred Strategy and as such is being finalised as the Preferred Strategy progresses through the reporting process.

Both of the above will also be available for public consultation.

6. Supplementary Planning Guidance

As part of the preparation and implementation of the Revised LDP a series of Supplementary Planning Guidance (SPG) documents will be prepared and adopted. SPG is produced to provide further detail on certain policies and proposals contained within the LDP. They help ensure certain policies and proposals are better understood and applied more effectively.

In this respect two initial SPG have been produced to accompany the publication of the Draft Deposit Revised LDP. It reflects the strategic importance of both policy areas in enabling appropriate development to take place and are as follows:

Caeaeu Mynydd Mawr SAC SPG – Reflects an updated iteration of the existing SPG and the latest updated evidence. It should be noted the implementation of the SPG and its requirements arise directly from the provisions of the Habitat Regulations. Failure to implement

its provisions would prevent development within its spatial area from being delivered and would thus undermine the Council's strategic regeneration ambitions.

Burry Inlet SPG – This SPG reflects the progress on implementing a policy of surface water removal from the combined system feeding into the Llanelli Waste Water Treatment Works. The SPG will upon adoption replace the current Memorandum of Understanding and will maintain the betterment requirement currently operating.

SPG do not have the same status as adopted development plan policies, however, the Government advises that they may be taken into account as a material consideration in determining planning applications. Within the context of the Revised LDP, the SPGs seek to consolidate and elaborate upon the policies and provisions of the Plan itself as the plan making process proceeds. A list of further SPG will be set out within the Appendices of the Deposit LDP along with projected dates for publications. These presented before Council as and where appropriate.

7. Preparatory Considerations

Whilst the LDP plays a key role in shaping decision making and the location and nature of developments within the County, it is prepared and operated within the national framework set through legislation and by Planning Policy Wales and accompanying Technical Advice Notes. In this respect the Plan must have regard to National Planning Policy and legislation including the Well-being and Future Generations Act 2015, Planning (Wales) Act 2015 and the Environment (Wales) Act 2016.

The process for the preparation of the LDP is set within statutory regulations, with further procedural guidance contained within the LDP Manual as prepared by the Welsh Government. The preparation and content of the LDP at the EIP will be assessed against three tests of soundness set out in national policy, namely:

1. Does the plan fit?
2. Is the plan appropriate?
3. Will the plan deliver?

Failure of the Revised LDP to comply with the 3 tests of soundness will result in it not being adopted. The full content of the tests of soundness are appended to this report.

It should also be noted that the Inspector's findings following the EIP is binding on the Authority.

Due regard will also need to be had to the emerging National Development Framework for Wales and the requirements for LDPs to conform to its content.

It should be noted that if the Draft Revised LDP were not to be approved at the meeting of County Council on the 13th November 2019 then this may result in:

- Undue delays and slippage with the timetable. In respect reference is made to the Minister's letter setting the expectations on the timescales for the preparation of the Plan.
- The risk that the County will be left with no Plan at the end of 2021 (when the current



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LDP expires) resulting in vulnerability to speculative developments non-controlled.

- Requirements to update evidence with resultant cost implications.

8. Next Steps

Following the Council's deliberations, the Draft Deposit Revised LDP (including SPGs) and the SA and HRA will be published for formal public consultation with copies of the documentation available on the Council's website and at locations as appropriate across the County. Supporting evidence and background documents will also be published as appropriate.

The Draft Deposit Revised LDP and its supporting documents will be published for public consultation in December 2019. Any representations received along with the Draft Deposit LDP will be reported back to Council for consideration ahead of the LDP's submission to the Welsh Government for EIP.

All consultation responses will along with the evidence and Plan documents be forwarded for consideration by the Inspector as part of the EIP.

The Revised LDP is scheduled for submission to the Welsh Government in August 2020 (Key Stage 5 of the LDP preparatory process), with the Examination (Key Stage 6) scheduled to commence in October 2020. In this respect the Delivery Agreement identifies the timing of both Key Stage 5 and 6 as indicative. Consequently a revised Delivery Agreement will be prepared in accordance with regulatory requirements to ensure the timetable remains up-to-date. This will be reported in due course.

It should be noted that whilst the revised LDP is being prepared, the current adopted Plan remains extant and will continue to provide the planning policy framework by which planning applications will be determined.

Note: The content of the Plan including the availability of site based information will be continually supplemented through to the reporting to full Council. This reflects the tight preparatory timetable associated with the Plan's development, the iterative nature of the process and that evidence and information is continually being gathered which may inform its content.

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| DETAILED REPORT ATTACHED ? | YES |
|----------------------------|-----|

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: L Quelch

Head of Planning

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

1. Policy, Crime & Disorder and Equalities

The Draft Deposit LDP identifies and develops on the links and requirements necessary to ensure the Plan, and the processes in its preparation are compatible with Carmarthenshire County Council's well-being objectives. It also ensures alignment with the national Well-being Goals set out within the Well-being of Future Generations Act 2015. Through its land use planning policies, the Revised LDP will seek to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable, cohesive and provide access to local services and facilities and reducing the need to travel.

The integration of sustainability as part of the preparation of the LDP is reflected in the undertaking of a Sustainability Appraisal and Strategic Environmental Assessment reflecting national and international legislative requirements. The formulation of the Revised LDP will closely consider matters of sustainability and will be prepared with the outcomes of the Plan measured in light of the Sustainability Appraisal indicators. This iterative approach ensures sustainability is at the heart of the Plan and that it is reflective of the requirements emanating from the Wellbeing and Future Generations Act 2015 and the emerging Carmarthenshire Well-being Plan.

The LDP will have full regard to the national legislative provisions and will relate and have regard to the Carmarthenshire Well-being Plan. The will be assessed against the National and local Well-being Objectives. The Revised LDP will ensure the requirements emanating from the Act are fully and appropriately considered with the Plan, reflective of its duties.

2. Legal

The preparation of the Revised LDP reflects the provisions of the Planning and Compulsory Purchase Act 2004, the requirements of the Planning (Wales) Act 2015 and secondary legislation in the form of the Local Development Plan (Regulations) Wales (As amended) 2015.

The preparation of the LDP will also have appropriate regard to other sources of primary and secondary legislation including the Environment (Wales) Act and the Well-being of Future Generations Act 2015.

The preparation of the Deposit LDP is in accordance with the 2004 Planning and Compulsory Purchase Act. It is also in line with national regulations and guidance in relation to its scope and content.

Reference is made to the emerging National Development Framework which sets out a high level spatial strategy for Wales. The Revised LDP will be required to comply with its provisions. The NDF is scheduled for adoption in September 2020.

3. Finance

Financial costs to date are covered through the financial provisions in place - including growth items and reserves as required. Should the Planning Division Budget not be in a position to provide further funding necessary to meet the statutory requirements to review and prepare a development plan then an application will be made for a further growth bid for future years.

The Delivery Agreement, in making reference to such matters, outlines the Council's commitment to prepare and adopt an up-to-date LDP in accordance with the Council's statutory duty.

4. ICT

Requirements in relation to ICT will seek to utilise existing resources.

6. Physical Assets

Reference is made to the potential inclusion or otherwise of Council owned sites and properties. The preparation of the Revised LDP will impact on Council land and property holdings and values through their inclusion or otherwise for potential development purposes. This will have implications on potential disposal and land valuations and consequently capital receipts.

7. Staffing Implications

Provision will be required for a Programme Officer for the Examination into the LDP (scheduled 2020/21).

CONSULTATIONS

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

Signed: L Quelch

Head of Planning

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Scrutiny Committee

Scheduled 16th October 2019 – Community Scrutiny

2. Local Member(s)

The content of the Draft Deposit LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Members will be engaged throughout the Plan making process.

3. Community / Town Council

The content of the Draft Deposit LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Town/Community Councils(s) are a specific consultee at statutory stages throughout the Plan making process.

4. Relevant Partners

The content of the Draft Deposit LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Contributions have and continue will be sought throughout the revision process. A range of partners are identified as specific and general consultees throughout the Plan making process.

5. Staff Side Representatives and other Organisations

The content of the Draft Deposit LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Internal contributions have and continue will be sought throughout the Plan making process.

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

| Title of Document | File Ref No. | Locations that the papers are available for public inspection |
|--|--------------|---|
| Adopted Carmarthenshire Local Development Plan | | http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/ |
| Annual Monitoring Reports | | https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XW2KZ-hKjIU |
| LDP Review Report | | http://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf |
| Delivery Agreement | | https://www.carmarthenshire.gov.wales/media/1215059/delivery-agreement-agreed-by-welsh-government.pdf |
| Pre-Deposit Preferred Strategy | | https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/preferred-strategy-pre-deposit-public-consultation/#.XW2JhuhKjIU |
| Sustainability Appraisal and Habitats Regulations Assessment | | https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-and-habitats-regulations-assessment/#.XW2J7uhKjIU |

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**Deposit - Revised Carmarthenshire
Local Development Plan 2018 – 2033**

Draft for Reporting

Foreword

To be inserted

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Strategic Policy – SP 4: Affordable Homes Strategy

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- WL1: The Welsh Language and New Development

Strategic Policy – SP 8: Infrastructure

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- INF3: Broadband and Telecommunications

Strategic Policy – SP 9: Gypsy and Traveller Provision

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- PSD9: Advertisements
- PSD10: Extensions
- PSD11: Noise Pollution
- PSD12: Light and Air Pollution

Strategic Policy – SP 12: Rural Development

- RD1: Replacement Dwelling in the Open Countryside
- RD2: Conversion and Re-Use of Rural Buildings for Residential Use
- RD3: Farm Diversification
- RD4: Conversion and Re-Use of Rural Buildings for Non Residential Use
- RD5: Equestrian Facilities

Strategic Policy – SP 13: Maintaining and Enhancing the Natural Environment

- NE1: Regional and Local Designations
- NE2: Biodiversity
- NE3: Corridors, Networks and Features of Distinctiveness
- NE4: Development within the Caeau Mynydd Mawr SPG Area
- NE5: Coastal Management
- NE6: Coastal Development
- NE7: Coastal Change Management Area

Strategic Policy – SP 14: Protection and Enhancement of the Built and Historic Environment

- BHE1: Listed Buildings and Conservation Areas

Strategic Policy – SP 15: Climate Change

- CCH1: Renewable Energy
- CCH2: Electric Vehicle Charging Points
- CCH3: Water Quality and Protection of Water Resources
- CCH4: Sustainable Drainage
- CCH5: Flood Risk

- CCH6: Renewable and Low Carbon Energy in New Developments
- CCH7: Climate Change – Forest and Woodland Planting

Strategic Policy – SP 16: Sustainable Distribution – Settlement Framework

- **GP2:** Development Limits

Strategic Policy – SP 17: Transport and Accessibility

- TRA1: Transport and Highways Infrastructural Improvements
- TRA2: Active Travel
- TRA3: Gwili Railway
- TRA4: Redundant Rail Corridors

Strategic Policy – SP 18: Mineral Resources

- MR1: Mineral Proposals
- MR2: Mineral Buffer Zones
- MR3: Mineral Safeguarding

Strategic Policy – SP 19: Waste Management

- WM1: Waste Management Proposals
- WM2: Landfill Proposals
- WM3: Agricultural Land – Disposal of Inert Waste

How to View and Comment on the Deposit Revised LDP

The consultation on this Deposit Revised LDP is an important step in planning for the future of Carmarthenshire. It provides an important opportunity for anyone interested in how Carmarthenshire and its communities will develop and grow in the years to come to understand and comment on the plan's policies and proposals over the plan period. This LDP as part of the planning system has a fundamental role in delivering sustainable development and in creating healthy, cohesive and economically viable and vibrant communities. It must help in the process of balancing and integrating conflicting objectives in order to meet current development needs while safeguarding those of the future. The plan recognises the needs of the area be they social, environmental or economic and in doing so seeks to contribute towards the achievement of sustainable development by setting out policies and proposals which reflect those sustainability objectives and the need to protect the environment as guiding and facilitating investment decisions as well as the delivery of services and infrastructure.

It is important to note that the LDP does not 'plan for everything', and is as such part of a broader set of strategies and investment programmes. Consequently whilst the LDP seeks to draw together influences and reflect them where relevant there are aspects around certain provision the Plan cannot dictate or control. These include investments and long terms plans from other public bodies.

In using this Plan and commenting on its content the preferred approach is through the LDP online consultation portal which can be accessed through the Revised LDP webpage¹. The portal is interactive and allows you to view and comment on the plan as you read it. By utilising the portal respondents can ensure a speedy access to their submission and will be able to view other representations submitted (as they are published). Alternatively, a pdf will be available for download.

Copies of this Deposit LDP together with the supporting consultation documents are available for inspection at the Councils customer service centres and at all public libraries during normal opening hours.

¹ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033#.XV-ruOhKiUk>

A standard consultation response form has also been prepared and is available on request for those unable to access the web portal.

Please submit your comments via the online portal. Alternatively please send completed consultation representation forms to:

Insert email address

Or post them to:

Head of Planning,

Insert address

Representations or comments must be submitted no later than XX XXXXXXXX 2020.

Anything submitted after this date will not be considered.

Further guidance or information is available on the LDP web-page or from the Forward Planning Section on 01267 228818 or by emailing **xxxxxxxxxx**@carmarthenshire.gov.uk

1. Introduction

1.1 The Council is responsible for preparing and keeping up-to-date the Local Development Plan (LDP)². The LDP sets out planning policies and allocates sites for different types of development. The Council is also responsible for development management which involves the processing and determination of planning applications with the LDP guiding and managing development by providing the foundation for consistent and clear decision making. In meeting the above responsibilities we are in the process of preparing a Revised LDP. Once adopted, we will use this LDP for assessing planning applications through until 2033 but will continue to monitor and review its content to ensure it remains relevant and is working as intended.

1.2 The LDP has a direct and meaningful effect on the people and communities of Carmarthenshire and visitors alike. It will shape the future development in the County and its environmental qualities, influencing it economically and socially. The LDP will respond to the needs of a growing and regionally important economy making provision for new jobs, homes, infrastructure and community facilities. It also ensures the well-being of its communities is maintained, and the impacts of the development and use of land are managed sustainably. It will guide funding and investment programmes, other plans and strategies, communities and landowners whilst providing for the enhancement and protection of our environment and environmental qualities. In doing so, it provides a measure of certainty and confidence about what kind of development will, and will not, be permitted and at what locations during the Plan period.

1.3 The part of Carmarthenshire which is within the Brecon Beacons National Park has its own separate development plan.

1.4 In ensuring that the adopted LDP remains up to date, a review was undertaken into its content with the outcomes published in the Review Report³. This review, whilst finding that many aspects of the adopted LDP are functioning effectively, also identified that there were issues in relation to parts of the Plan and its strategy. The Review Report showed that parts of this strategy were not being delivered as intended, with the level and spatial

² The Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005 sets the framework and legal context for the preparation of Local Development Plans in Wales.

³ <https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf>

distribution of growth requiring further consideration. It concluded that we start the preparation of a revised LDP to replace the existing adopted Plan. The Revised LDP 2018 – 2033 will replace the current adopted Plan which is currently scheduled for adoption in December 2021.

2. What is the Deposit Plan?

2.1 This Deposit Revised LDP is part of a set of documents which we are required to prepare in the process of producing the Revised LDP for Carmarthenshire. It represents an integral stage in preparing the Development Plan for Carmarthenshire and follows the publication of the Delivery Agreement as approved by the Welsh Government on the 28th June 2018⁴, and the Draft Pre-Deposit Preferred Strategy in December 2018.

2.2 This Deposit LDP takes forward the evidence gathering, stakeholder engagement and Pre-Deposit work undertaken to date, including that contained within the Preferred Strategy and looks to develop on it strategic direction through more detailed land use policies and proposals (including the allocation of land for development).

2.3 The Deposit LDP consists of a written statement and a proposals map detailing its policies and proposals on a geographical base. Its structure and format is broadly as follows:

- **Introduction:** General background information regarding the Carmarthenshire LDP including outlining the role of the SA/SEA and HRA in the plan-making process.
- **Policy Context:** Sets out the LDP's alignment with, and regard to National, Regional and Local policy context.
- **Key Issues and Drivers:** Outlines issues identified in relation to the LDP.
- **Vision and Strategic Objectives:** Presents the LDP's Vision and accompanying Strategic Objectives conveying the sort of place that it is envisaged Carmarthenshire should become. It is the role of the Strategic Objectives to set the context for the delivery of the vision.
- **Strategy and Strategic Policies:** Outlines the LDP's strategic direction, which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.
- **Specific Policies:** Detailed policies dealing with specific policy areas and providing general development management policies against which all development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies

⁴ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.W3bSe-aouUk>

(including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.

- **Implementation and Monitoring:** Identifies and incorporates key targets, details the Plan's performance and measures how it will be monitored.

Technical and background information providing detail to support the content of the Plan, or to provide information to assist in its interpretation.

- **Proposals Map on a Geographical Base** - The Proposals Map together with inset maps of specific settlements or development areas identify polices and proposals on a geographical base.

2.4 Further information on the stages in preparing the LDP is available within the Delivery Agreement or on the Council's web-pages.

2.5 This Deposit Plan should be read and considered as a whole having regard to the provisions of Planning Policy Wales and the relevant Technical Advice Notes.

2.6 In preparing this Deposit LDP regard has been had to other spatial and thematic documents and strategies produced at a national and regional level, together with those with a local emphasis. The Plan's preparatory process recognised the importance attached to corporate compatibility and synergy, along with the need to consider the relationship between the LDP and the Well-being Plan⁵. The LDP is also integral to the Council's Corporate Strategy⁶.

2.7 A Sustainability Appraisal of the Draft Deposit LDP has been published as a separate document along with the Habitat Regulations Assessment Report. Both these documents are available for consultation with comments welcomed on their content. Further information on these is as follows:

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

⁵ Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023

<http://www.wales.nhs.uk/sitesplus/documents/862/Carmarthenshire%20Well-being%20Plan%20final%20290118.pdf>

⁶ Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023

<https://www.carmarthenshire.gov.wales/media/1214849/corporate-strategy-2018-23.pdf>

2.8 The undertaking of the SA/SEA is an integral part of LDP preparation and is mandatory under the provisions of the Planning and Compulsory Purchase Act 2004. The SA/SEA has considered the LDP's social and economic effects as well as the environmental aspects considering range of factors including Health (inc. Mental Health) and the Welsh language. In accordance with the EU Strategic Environmental Assessment Directive (2001/42/EC) and as part of the LDP's preparatory process, the Authority is required to undertake a formal environmental assessment of plans and programmes which are likely to have significant effects on the environment.

2.9 The SA/SEA has facilitated a rigorous examination of the sustainability issues, challenges and opportunities (including environmental problems as required by the SEA Directive) facing Carmarthenshire. In doing so, it is interwoven into the preparation of this LDP and was central to the development of the Issues and Objectives, as well as the identification of a strategy and to the LDP.

2.10 The key stages in the preparation of the SA/SEA can be [viewed here](#)

Habitat Regulations Assessment

2.11 In accordance with European Directive 92/43/EEC (The Habitats Directive) competent authorities (in this case the Council) are required to undertake an Appropriate Assessment when a land use plan, either alone, or in combination with the effects of other plans or projects, is likely to have a significant effect on one or more European designated sites.

2.12 In preparing this LDP, the Council has endeavoured to adapt the Plan to ensure that the integrity of the European Designated sites would not be adversely affected. The Habitat Regulations Assessment (HRA) covers the following:

- Determining likely significant effects of a development plan on European Sites where applicable;
- Scoping which policies/plans require Appropriate Assessment and how it will be carried out;
- Undertaking, where necessary, the Appropriate Assessment; and,
- Applying the "site integrity test" to determine whether development plans or elements within them have any alternative solutions or if there are imperative reasons for pursuing a development in the public interest.
-

2.13 The HRA is prepared in parallel with the LDP as an integrated and iterative process. It plays an important role in the formulation of the LDP and its policies and provisions. In this respect, the LDP presents policies and proposals which ensure that the requirements of the regulations are satisfied, and that the integrity of the European Designated sites are not adversely affected.

2.14 The key stages in the preparation of the HRA can be [viewed here](#)

3. Influences on the Plan

Overview

3.1 Whilst the LDP plays a key role in shaping decision making and the location and nature of developments within the County, it is prepared and operated within the national framework set through legislation and by Planning Policy Wales⁷ and accompanying Technical Advice Notes⁸.

3.2 The process itself for the preparation of the LDP is set within statutory regulations, with further procedural guidance contained within the LDP Manual as prepared by the Welsh Government. The preparation and content of the LDP will be assessed against three tests of soundness⁹ namely:

1. Does the plan fit?
2. Is the plan appropriate?
3. Will the plan deliver?

3.3 The preparation of the Plan will culminate with the Planning Inspector (as appointed by the Welsh Government). The Inspector will examine the LDP against these three tests to assess its soundness. The findings of the Examination will be published in the Inspector's Report, and its content and recommendations are binding on the Authority.

3.4 As the Council plans for the future, we must also work closely with, and respond to, various partners, other agencies, funding bodies and decision makers to inform, guide and implement programmes and proposals. The LDP, whilst central in informing future policies, programmes and investment strategies across a range of agencies and bodies will have also been influenced by, and reflect those which support the delivery of its policies and proposals.

⁷ Planning Policy Wales: Edition 10 <https://gov.wales/sites/default/files/publications/2019-02/planning-policy-wales-edition-10.pdf>

⁸ <https://gov.wales/topics/planning/policy/tans/?lang=en>

⁹ To be adopted, a Local Development Plan must be determined 'sound' by the examination Inspector (section 64 of the 2004 Planning and Compulsory Purchase Act). Tests of soundness and checks are identified in Planning Policy Wales Edition 10 and the Approved Revised LDP Delivery Agreement.

3.5 A number of important documents and strategies relate to Carmarthenshire. We have and will, where applicable, prepare the plan to reflect such documents and plans of other organisations, including our neighbouring planning authorities, and national and regional policies and strategies. We will work with our neighbours and others in the preparation of the LDP as appropriate.

3.6 There have been a number of significant contextual changes in Welsh legislation since the adoption of the current LDP. These include the publication of the Planning (Wales) Act 2015 and the Environment (Wales) Act 2016. Perhaps most significant however, is the Well-being of Future Generations (Wales) Act 2015. This represents a big change, with the Plan required to contribute to its aims of improving the economic, social, environmental and cultural well-being of Wales as part of carrying out sustainable development. This has in itself prompted changes in national planning policy as set out within PPW with the publication of Edition 10 in December 2018.

3.7 A further landmark development in the planning and development plan system in Wales is the emerging National Development Framework¹⁰. This essentially represents the development plan for Wales, setting out the direction for development in Wales from 2020 – 2040. Whilst still in draft form at the time of preparing this document appropriate regard will be had to its emerging content and notably the National Development Framework (NDF) ‘Outcomes’ in preparing this Revised LDP.

3.8 In this respect the Revised LDP will be required to conform to the content of the adopted NDF. Consequently its progress and content ahead of its anticipated adoption in September 2020 will be monitored with this Plan required to respond accordingly.

3.9 The Plan takes into consideration the national well-being goals and objectives, the content of the Carmarthenshire Well-being Plan¹¹ as well as the Council’s own well-being objectives¹² in its policies and proposals.

¹⁰ National Development Framework 2020 – 2040: Consultation Draft

¹¹ Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 - 2023

¹² The 15 Well-being Objectives are defined within – Moving Forward in Carmarthenshire: The Council’s New Corporate Strategy 2018 – 2023 (<https://www.carmarthenshire.gov.wales/media/1214849/corporate-strategy-18-23.pdf>)

3.10 The Council, in preparing its New Corporate Strategy, consolidated the following plans into the one document and will underpin many aspects of the LDP in moving forward:

1. It supersedes the 2015-20 Corporate Strategy;
2. It incorporates our Improvement Objectives as required by the Local Government Measure 2009;
3. It includes our Well-being Objectives as required by the Well-being of Future Generations (Wales) Act 2015. For the first time in Wales, there is a shared vision and set of goals for all public bodies to work towards, our Well-being Objectives are set to maximise our contribution to these,
4. It includes Carmarthenshire County Council's Executive Board key projects and programmes for the next 5 years as set out in 'Moving Forward in Carmarthenshire: the next 5 years'.

3.11 The Plan in recognising the diversity of Carmarthenshire also has important regard to a number of Council Plans and initiatives aimed specifically at the issues affecting our rural areas, notably in relations to the findings of the Councils Rural Affairs Task Group and its 55 recommendations. The Moving Rural Carmarthenshire Forward report considers the issues affecting the rural communities in Carmarthenshire and to identify actions the Council, in partnership with other public bodies and organisations, can take in addressing those issues to ensure and support rural regeneration in future years¹³.

3.12 The Task Group identified a number of key areas that influence the issues facing rural communities in Carmarthenshire as follows, and are reflected in the report's findings:

- Economic Development
- Planning and Housing
- Education and Skills
- Broadband and Digital Skills
- Tourism
- Transport and Highways

¹³ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

- Agriculture and Food
- Community Resilience, Access to Services and Third Sector
- Renewable Energy
- Environment and Waste
- The Way Forward.

3.13 A key recommendation emerging from Moving Rural Carmarthenshire Forward related to the rejuvenation of Ten Towns across rural Carmarthenshire. Part of this initiative includes working with the local communities and stakeholders in ten identified rural towns (and their surrounding communities) to develop individual plans that aim to deliver long-term strategic visions to secure their economic, cultural, social and environmental sustainability. The ten rural towns identified are as follows:

- Llandovery
- Llandeilo
- St. Clears
- Whitland
- Newcastle Emlyn
- Laugharne
- Cwmamman
- Llanybydder
- Kidwelly
- Cross Hands

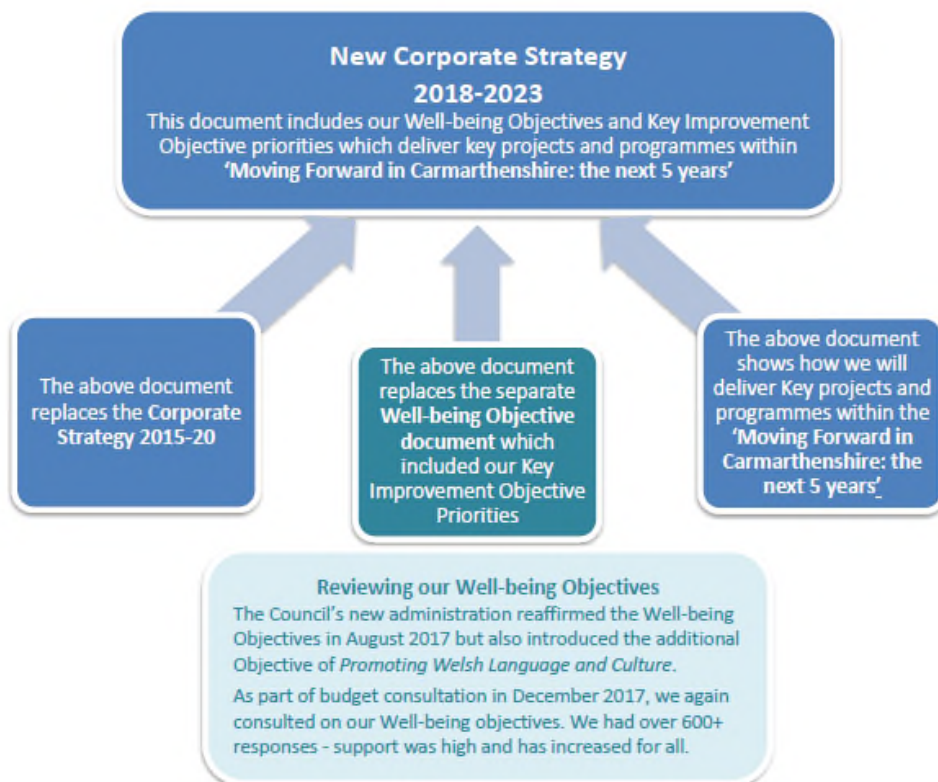


Figure 1

3.14 This Deposit Plan also reflects the Sustainability Appraisal (SA) Scoping Report¹⁴ giving full and careful consideration of all the relevant factors it identified. As we continue the process of preparing the Plan, the SA and the requirements for producing the Habitat Regulations Assessment (HRA) will help us in developing the LDP in a way which ensures it takes on board those sustainability and environmental values.

3.15 Such contextual changes, the findings of the Review Report and changes in evidence have proved integral in informing how the Revised Plan is prepared, and its direction both strategically through Draft Preferred Strategy, but also at a detailed policy level within this Deposit Plan.

3.16 Extensive work and liaison has, and is, being undertaken to build and raise awareness and communication with a wide range of organisations and individuals. The information, issues and evidence emerging from such communications has been invaluable

¹⁴ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-strategic-environmental-assessment/#.W4klWuaouUk>

in the work undertaken to date and will continue in ensuring the preparation of the LDP is as informed and consensual as possible.

4. Carmarthenshire - Strategic Context

Overview

4.1 Carmarthenshire is positioned at the heart of south west Wales. It enjoys strong links to wider economies both to the east and across into England, but also west to Pembrokeshire and Ireland as well mid and north Wales. Carmarthenshire boasts a dynamic economic base, reflecting its strong employment centres as well as a having an important rural economy. The County has been successful in attracting investment, and places regeneration as its number one corporate priority.

4.2 The County is characterised by its diverse towns and villages, large employment parks, regional retail centres, prominent rural economy, and attractive upland, estuarine and coastal landscapes. The Welsh language and culture are also important aspects of Carmarthenshire's identity and character with the County prominent as a heartland for Welsh speakers.

4.3 Within the County there are key economic drivers including the investments at Cross Hands in relation to the food park and the Cross Hands East employment site. The signing of the £1.3billion city deal in 2017 and the progress in delivering the associated projects - Yr Egin Creative Cluster in Carmarthen and the Llanelli Well-being and Life Sciences project - reinforces Carmarthenshire's strategic and regional importance. Carmarthenshire is a County with a diverse character with the agricultural economy and landscape of the rural areas juxtaposed with the urban and post-industrial south-eastern area.

4.4 As a primarily rural County, the population density is low at 78 persons per sq. kilometre, compared with 140 persons per sq. kilometre for Wales as a whole. This sparsity of population is reflective of the largely rural communities as opposed to the south and east of the County where 65% of the population reside on 35% of the land.

4.5 The main urban centres of the County include Llanelli, Carmarthen and Ammanford / Cross Hands. Carmarthen due to its central geographic location typically serves the needs of the County's rural hinterland as well as the wider region in aspects such as retailing. Both Llanelli and Ammanford / Cross Hands have a rich industrial heritage but remain important contributors to their wider communities acting a focal points for employment and homes.

4.6 The County has a large number of settlements reflecting the size and diversity of the County. These vary in size and role with many often making notable contributions to the needs and requirements of their community and the surrounding area. A number of settlements and villages are self-sufficient in terms of facilities and services, often fulfilling a wider service role. However, other smaller settlements lack services and facilities. The needs of residents in these latter areas are typically met by main centres and in some instances the other serviced smaller settlements.

Well-being and Sustainable Development

4.7 The Plan has been prepared with full consideration of the content of the Well-being of Future Generations Act and the Council’s duties to work towards Wales’ seven wellbeing goals and the need to contribute to sustainable development and management of natural resources (see **Figure x**).



Figure X: Seven Well-being Goals

4.8 The Well-being of Future Generations Act also establishes ‘Five Ways of Working’ which public bodies need to demonstrate they have carried out in undertaking their sustainable development duty.

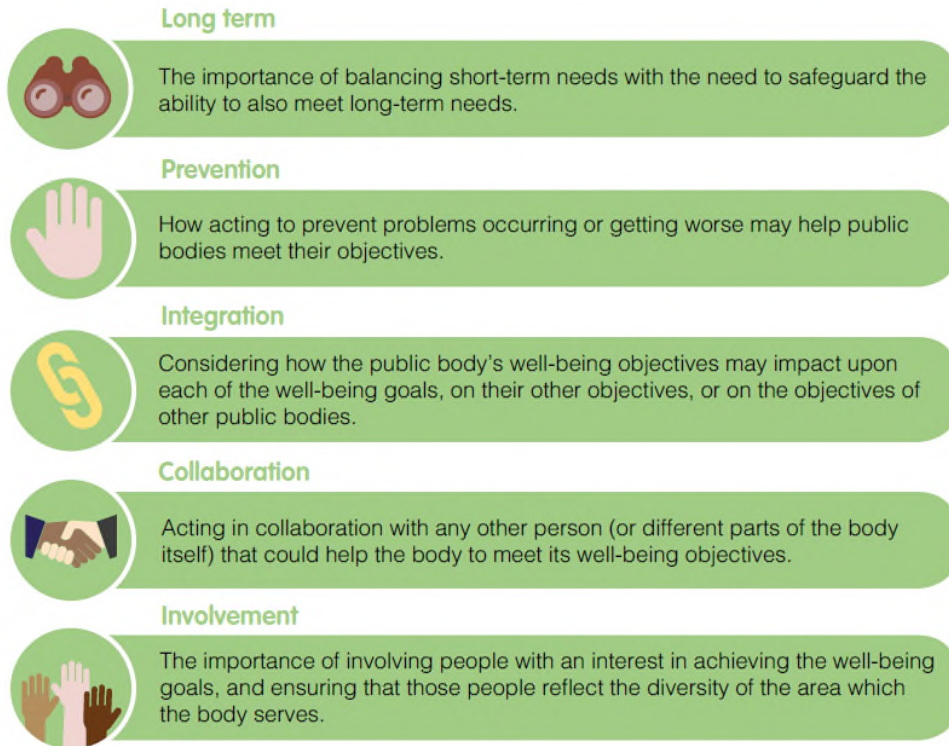


Figure X: Five Ways of Working

4.9 PPW identifies that the plan-led approach is the most effective way to secure sustainable development (through the planning system) and it is essential that plans are adopted and kept under review. In this respect legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.

4.10 As referenced above the Deposit LDP has been subject to Sustainability Appraisal incorporating Strategic Environmental Assessment (SEA) with the purpose of improve the extent to which the Plan achieves and contributes to sustainable development, in so far as is possible through the land use planning system. The SA has been an iterative process throughout the Plan’s preparation and this is reflected in the Plan’s growth strategy, policies and proposals.

4.11 Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. The concept can be interpreted in many ways, but at its core is an approach to development that looks to

balance different, often competing, needs against an awareness of environmental, social, economic and cultural limitations.

4.12 Although environmental considerations are central to the principle of sustainable development, it is also about ensuring a strong, healthy and just society, and meeting the needs of all people now and in the future. This includes promoting personal well-being, social cohesion and creating equal opportunities.

4.13 The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development and requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental and cultural.

4.14 The Carmarthenshire Well-being Assessment (March 2017) looked at the economic, social, environmental and cultural wellbeing in Carmarthenshire through different life stages and provides a summary of the key findings. The findings of this assessment form the basis of the objectives and actions identified in the Well-being Plan for Carmarthenshire. The Assessment can be viewed via the following link: www.thecarmarthenshirewewant.wales The Carmarthenshire Well-being Plan outlines the Public Service Board's local objectives for improving the economic, social, environmental and cultural well-being of the County and the steps it proposes to take to meet them. Carmarthenshire's Well-being Plan covers a period between 2018-2023, with objectives and actions identified to look at delivery on a longer term basis of up to 20-years.

4.15 The Carmarthenshire Well-being Plan will focus on the delivery of four objectives:



Healthy Habits

People have a good quality of life, and make healthy choices about their lives and environment



Early Intervention

To make sure that people have the right help at the right time; as and when they need it



Strong Connections

Strongly connected people, places and organisations that are able to adapt to change



Prosperous People and Places

To maximise opportunities for people and places in both urban and rural parts of our county

Figure X: Carmarthenshire Well-being Plan: Four Objectives

Strategic Planning Context

4.16 The Deposit Plan sits within the framework of other relevant National Planning Policy and Guidance, and other regional and local policies and strategies. These are set out in the Appendices to the Plan.

4.17 Of particular note is Planning Policy Wales (PPW) Edition 10 which sets out the national land use planning policies of the Welsh Government. It is supplemented by Technical Advice Notes (TANs); procedural advice given in circulars; and policy clarification letters.

4.18 National Planning Policy and Guidance is not repeated within the policies of the plan, but must be taken into account when developing proposals and in the consideration of planning applications.

4.19 The Deposit LDP has regard to the Wales Spatial Plan (WSP) which provides an overarching policy context for spatial planning and development in Wales. First published in 2004 and updated in 2008, the WSP sets out to ensure that proposals throughout Wales are integrated and sustainable with individual actions being supportive of each other and in compliance with the shared vision for the area.

4.20 Carmarthenshire is situated within three areas identified in the WSP:

- Pembrokeshire - The Haven;
- Swansea Bay - Waterfront and the Western Valleys; and,
- Central Wales.

4.21 The WSP remains a material consideration in the preparation of the LDP.

4.22 However, it is referenced within the context of the preparation of the emerging National Development Framework (NDF) for Wales which will replace the WSP. In this respect it is noted that the consultation on the Draft NDF will close on the 1st November 2019. The adopted NDF is scheduled for publication in September 2020 and its content will be further considered as the Plan progresses towards adoption.

4.23 The plan has and will continue to take account of the strategic regional objectives both as currently set out within the WSP but also within the emerging NDF. In this respect both align with the strategic approach set out through the Swansea Bay City Region which was launched in 2013.

4.24 The creation of the Swansea Bay City Region brought together a wide, diverse and contrasting area with the focus on driving investment and job creation opportunities. This was further progressed through the signing of the £1.3billion city deal in 2017 further reinforcing the regions ambitions and Carmarthenshire's strategic and regional importance. The Swansea Bay City Deal is being led by the four regional local authorities - Carmarthenshire Council, Swansea Council, Neath Port Talbot Council and Pembrokeshire Council - together with the Abertawe Bro Morgannwg and Hywel Dda University Health Boards, Swansea University, the University of Wales Trinity Saint David, and private sector partners.

4.25 The total investment package is made up of £241 million UK and Welsh Government funding, £396 million other public sector investment, and £637 million from the private sector. Over the next 15 years, the City Deal will seek to boost the regional economy by £1.8bn and generate almost 10,000 new, high-quality jobs.

4.26 The City Deal projects are based on key themes of Economic Acceleration, Life Science and Well-being, Energy, and Smart Manufacturing. Each project will be supported by world class digital infrastructure and a Skills and Talent initiative that will give local people a pathway to access the jobs that will be created.

4.27 The ambitions nature within the region and of that of the City Deal are reflected within the Council’s own strategic outlook. In this respect the Councils regeneration plan seeks to provide a strategic framework for the delivery of regeneration projects across the County building on the partnership led approach in creating economically vibrant communities¹⁵.

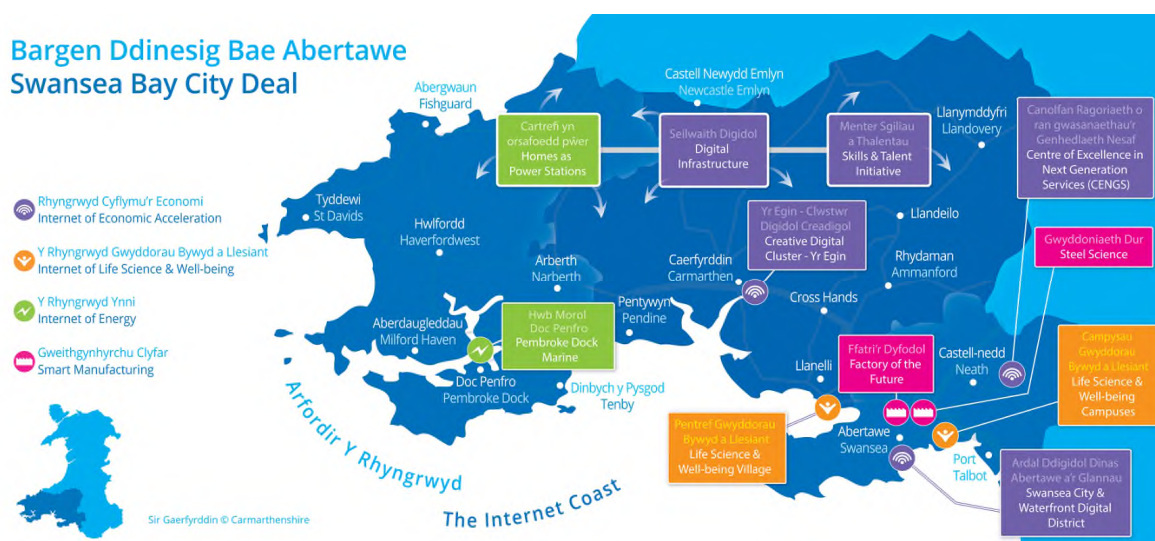


Figure X: Swansea Bay City Deal

Social and Cultural

4.28 Carmarthenshire is home to around 6% of Wales’ total population with 186,452 people. Since 2001, the County has seen its population grow by 12,800 people, a 7.4%

¹⁵ A strategic regeneration plan for Carmarthenshire 2015-2030 – Transformations - <https://www.carmarthenshire.gov.wales/media/1212060/strategic-regeneration-plan-for-carmarthenshire-2015-2030-pdf.pdf>

increase in 16 years. The highest level of population growth was recorded before 2008, with the years since showing a lower level of growth.

4.29 The main factor influencing population change in Carmarthenshire since 2001/2002 has been through inward migration, where more people have come into the County than have left. The population growth is also considered against the County's natural change which has seen the number of deaths exceeding births each year since 2001/2002.

4.30 Migration patterns out of Carmarthenshire has seen a large number of the 15-19 age group leave the County. This largely reflects students leaving the County for higher education opportunities. There is an increase of people moving into the County within the 30-44 young family age group and the 0-14 year age group. There is also an increase in the over 65 age group which has contributed to Carmarthenshire's ageing population profile.

4.31 Since the inception of the Local Development Plan process in Wales, the Welsh Government has published four population and household projections. The 2006 and 2008 WG based projections have been influenced by high net migration statistics (internal and international) which identified significant growth for Carmarthenshire (as reflected in the Adopted LDP). However the WG 2011 and 2014-based projections reflected a post-recession phase which indicated a lower in-migration trend which has translated into a much lower anticipated household growth requirement for Carmarthenshire.

4.32 The Welsh Government 2014-based household projections estimates that average household sizes are not decreasing as quickly as previous projections suggested. This higher estimate of household sizes coupled with the changes in population growth within the County has resulted in a much lower anticipated household requirement from that identified in the existing adopted LDP. This revised LDP seeks to place these projections within a Carmarthenshire context and develop a set of projections for change and growth that reflect the needs and aspirations for Carmarthenshire and its communities.

4.33 There are significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities; and housing quality. Some communities lack a social hub and/or key facilities to act as a community focus. Others have a range of services and facilities that contribute to vibrant community life. A more equitable distribution is needed. This to some extent reflects the rural character of the County. In this context many rural communities access facilities in nearby

settlement or higher order centres. This is reflective of a pattern of rural life now common across Wales. This need to reflect this pattern and recognise the need to sustain such rural communities is a key factor across the County and within this plan.

4.34 With 78,048 Welsh speakers amongst its population, Carmarthenshire is the county with the highest number of Welsh speakers in Wales and has the fourth highest proportion of Welsh speakers at 43.9% (2011 Census data). There is therefore a clear strategic focus on the central role it plays within Carmarthenshire and its communities.

4.35 The image below shows the distribution of Welsh speakers per Electoral ward as recorded in the 2011 Census data. Whilst there is no obvious concentration of Welsh speakers in any particular area, it is apparent that a number of wards with a higher proportion of Welsh speakers are located in the Amman and Gwendraeth Valleys which are located in the cluster identified as the ‘Amman and Upper Gwendraeth’.

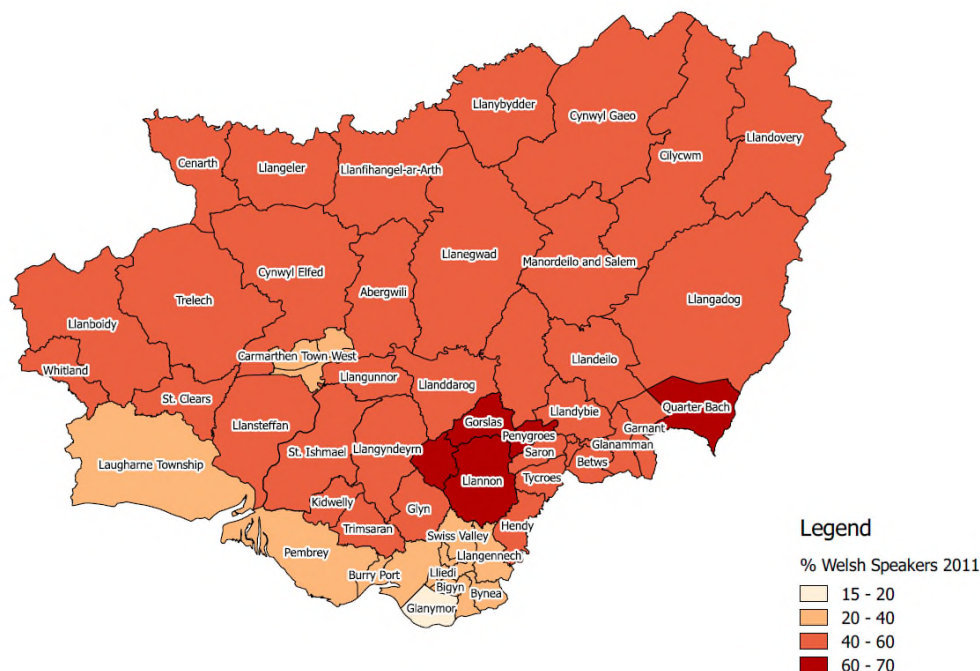


Figure X: % of Welsh speakers in Carmarthenshire Electoral Wards (Census 2011 figures)

4.36 It is however noted that the proportion of Welsh speakers in Carmarthenshire has been steadily declining since the turn of the last century and the decline in proportion of Welsh speakers in Carmarthenshire has been recorded by every Census since 1901. More recently, during the period between the 1991 and 2011 Censuses, the percentage of Welsh speakers in Carmarthenshire has decreased from 54.9% to 43.9%.

Consequently, and given the Welsh languages importance, including to the social fabric, across our communities it is important that it is recognised and safeguarded.

Economic

4.37 The Council's corporate ambitions for growth and regeneration as expressed through its regeneration strategy and the Swansea City Deal indicates a potential for a minimum of 5,295 new jobs. This reflects an ambitious County strategically positioned at the gateway to west wales and central to the City Deal.

4.38 Indeed the future economic development of the County should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.3 billion for Swansea, Carmarthenshire, Neath Port Talbot and Pembrokeshire councils. It is anticipated that the deal will transform the economic landscape of the area, boost the economy and generate almost 10,000 new jobs over the next 15 years.

4.39 This growth potential is also in part recognised within the emerging NDF and the overlap into the south west of the County of the South West National Growth Area with its focus on Swansea Bay and the Llanelli Area as well as the secondary town of Carmarthen¹⁶.

4.40 A buoyant rural economy is needed to support the overall growth of the County, and to help sustain community life. Sustainable tourism provides a key means of delivering this growth and providing good quality local jobs, as do the opportunities presented through farm diversification schemes.

4.41 Employment land opportunities are required for a range of potential enterprises and investments, from small-scale local concerns to large-scale strategic development areas that may appeal to inward investors. Such opportunities can be delivered through existing employment land and through new sustainable allocations in appropriate locations.

4.42 With the over-representation of public sector jobs within the county, the additional jobs required over the *Plan period* will need to be delivered through development that

¹⁶ National Development Framework 2020 – 2040 (Consultation Draft)

promotes and diversifies growth across sectors, and re-orientates the economy towards high quality, skilled and knowledge based sectors.

4.43 The LDP invitation for candidate sites saw the submission of over 40 sites for employment or mixed use. Whilst some of these are allocations in the first LDP and have been carried forward into the Revised LDP, others might be appropriate as unallocated 'reserve' sites which could, where they are appropriate and sustainable, potentially serve as locations for future employment and job creation.

Environment

4.44 The richness of Carmarthenshire's natural and cultural environment is an important spatial consideration in planning for the future of the County, particularly in terms of the potential for growth and the siting of development. Carmarthenshire is justly renowned for its magnificent coast, quiet estuaries, steep wooded valleys and rugged uplands. Throughout much of the rest of the county there is a patchwork of woodlands and fields, bounded by the hedge-banks that are frequently of historic importance. The sea and seabed around the Carmarthenshire coast are also rich in species, some of which are of considerable economic importance. This natural beauty of the county is a major factor on which the local tourism and recreation industries depend. Biodiversity is therefore fundamental to the physical, economic and spiritual well-being of all who live and work in Carmarthenshire.

4.45 The local plan area includes sites designated at the international level to protect and enhance important habitats and species, as well as striking landscapes and distinctive historic towns and villages. There are a number of designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation (SAC), 3 Special Protection Areas (SPA), 1 Ramsar site, 81 Sites of Special Scientific Interest (SSSI), 5 National Nature Reserves (NNR), 5 Local Nature Reserves (LNR) and 7 registered landscapes.

4.46 SSSI's alone cover some 17,088 Ha, and range in size from small fields to large areas of mountain sides and long rivers. They include habitats such as ancient woodland, flower-rich meadows, wetlands as well as disused quarries and support plant and animal species which are not often seen in the wider countryside.

The importance of the County's built heritage is borne out by the 27 conservation areas, 366 Scheduled Ancient Monuments (ranging from Prehistoric to post- Medieval/Modern features of cultural historic interest) and the large number of listed buildings.

4.47 Agriculture in Carmarthenshire dominates the rural landscape with the agricultural industry and in particular dairy and sheep farming establishing the County as one of the most important agricultural areas in Wales. Some 203,700 ha of land within Carmarthenshire is classified as agricultural land with the majority classified as grade 3a and 4 with a small tranche of grade 2 land in the south-east of the County.

Connections

4.48 Carmarthenshire is well located on the strategic highway network with connections to the west provide links to the Irish ferry ports, which with the M4 forms part of the Trans-European Network. This east-west link is further emphasised by the West Wales railway line which extends from Swansea (and the wider rail network) through to Pembrokeshire via Carmarthen and Llanelli. The West Wales line also forms part of the Trans-European Network linking to and from the Irish Ferry Ports in Pembrokeshire. The Heart of Wales railway line extending from Swansea through eastern parts of the County through to Shrewsbury offers additional transport benefits albeit based on a limited service.

4.49 The County is also served by a number of A-roads as well as numerous B-classified roads each representing important components of the highway network. Our principal highway network includes the A48 trunk road leading to and from the M4 motorway with its connections through South East Wales and beyond. Whilst the A40 and A483 trunk roads connect to Mid and North Wales as well as to the Midlands and the North of England. Access into Central and onwards into North Wales is provided via the A484 and the A485.

4.50 The following illustrates the nature of the road network including the level of provision which is met through B and lower classification roads. This in part reflects of the rural extent of the County and emphasises the challenges to delivering a sustainable integrated strategy for the area.

Carmarthenshire Road Network – Road Length (Km)

| | |
|------------------|-------|
| Motorway (M4) | 5 |
| Class A (Trunk) | 147 |
| Class A (County) | 247 |
| Class B and C | 1,579 |
| Minor Surfaced | 1,496 |

Table 1

4.51 The area is generally well served by public transport through the bus network, albeit with the level and frequency of service subject to variation dependent upon location and destination. In addition, a number of services operate on a 'Hail-&-Ride' basis in rural areas and 'Bwcabus' in the Teifi Valley, such services offer additional accessibility benefits to such areas.

5. Issues Identification

5.1 The Revised LDP needs to be strategic, concise and distinctive to our County. Focusing on the key issues facing our County has helped us achieve this.¹⁷ In preparing the revised LDP we have sought to review and update our understanding of the relevant issues.

5.2 The key issues are grouped under the national well-being goals. This means that the issues are framed within the context of the Well-being of Future Generations (Wales) Act 2015¹⁸. This ensures that social, economic and environmental interests are embedded into the Plan making process.

5.3 The SA Scoping report, as well as the work undertaken by the Public Service Board as part of the “Carmarthenshire We Want”¹⁹ process, has informed the issues. The Carmarthenshire Wellbeing Plan 2018 – 2033²⁰ has also been a key aspect of this work.

5.4 We have engaged and researched extensively as part of the conversation around issues generation. This includes elected Members, Town and Community Councils, Key Stakeholder Forum, policy review, LDP review report, corporate objectives/strategies, online surveys and the Sustainability Appraisal (SA) process²¹.

5.5 We understand where we are now as a County and where we all want to get to. This has allowed for the development of a consensus on those issues that a spatial / land use plan can seek to address up to 2033.

5.6 The 33 summary issues are as follows. Further detail is set out within the Issues Vision and Objectives Topic Paper²²:

A Prosperous Carmarthenshire

1 The £1.3 billion Swansea Bay City Deal, with projects identified in Llanelli and Carmarthen.

¹⁷ Welsh Government Local Development Plan Manual – Edition 2 August 2015, Section 6.1.1

¹⁸ Well-being of Future Generations (Wales) Act 2015

¹⁹ <http://www.thecarmarthenshirewewant.wales/>

²⁰ <http://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

²¹ Detailed information, including the engagement undertaken is set out within the Issues Vision and Objectives Topic Paper.

²² Detailed information is set out within the Issues Vision and Objectives Topic Paper.

- 2 Varying vibrancy and vitality within our retailing town centres
- 3 Appropriate growth is needed in rural areas (including employment opportunities)
- 4 A buoyant Visitor economy with potential to grow.

A Resilient Carmarthenshire

- 5 Risks from flooding and the challenges presented by climate change
- 6 Biodiversity designations ranging from the international to local level.
- 7 An ecological footprint that is currently exceeding sustainable levels.
- 8 Rich landscape or townscape qualities.

A Healthier Carmarthenshire

- 9 An ageing population and the out-migration of the younger population.
- 10 60% of adults reported as being overweight or obese.
- 11 Community life, education and public services indicate wellbeing in rural areas.
- 12 Beauty, peace and quiet, open green spaces and fresh air are also contributors to happiness in rural areas.
- 13 Air Quality Management Areas in Carmarthen, Llanelli and Llandeilo.
- 14 “Our big NHS change” and any implications.

A More Equal Carmarthenshire

- 15 Rural and urban deprivation.
- 16 Over 1 in 3 households are living in poverty.
- 17 Council’s target to provide 1,000 affordable homes.

A Carmarthenshire of Cohesive Communities

- 18 Lack of new homes being built in some Service Centres and Local Service Centres.
- 19 Lack of a five year supply of housing land and the need for a housing mix.
- 20 Changes in population and household forecasts indicate that significantly less homes are needed through to 2033.
- 21 Housing sites not being brought forward and built
- 22 A predominantly rural county where 60% of the population live in rural areas.
- 23 Ensuring infrastructure capacity can support development, including highways.
- 24 The need to promote and access alternative forms of transport.
- 25 Lack of employment opportunities, broadband and public services in rural areas.
- 26 Need to appreciate the sense of place – a county of contrasts.

A Carmarthenshire of Vibrant Culture and Thriving Welsh Language

27 Disused buildings across the County.

28 Need to measure the impact of development upon the Welsh language

29 Need for affordable housing within our communities to retain young families

30 Important archaeological sites and historic features

31 Highest number of Welsh speakers in Wales

A Globally Responsible Carmarthenshire

32 Emerging national and regional considerations including Brexit, the National Development Framework and Strategic Development Plans. Planning Policy Wales (Edition 10) was published in December 2018.

33 Need to promote energy efficiency in proposed and existing developments.

6. A Vision for ‘One Carmarthenshire’

6.1 The Revised LDP needs to be underpinned by a concise, long-term vision and strategy. In order to achieve this, a clear Vision has been developed that is built on consensus. The Strategic Vision outlines how the County is planned to develop, change or be conserved up to 2033.²³

6.2 The Revised LDP vision directly incorporates the vision set out in the Council’s Corporate Strategy *“Moving Forward in Carmarthenshire - the next 5 years – 2018-2023”*²⁴. Whilst there is no vision to directly draw upon from the Carmarthenshire Wellbeing Plan, the Revised LDP vision reflects its four well-being objectives which are (1) *Healthy Habits* (2) *Early Intervention* (3) *Strong Connections* and (4) *Prosperous People and Places*.

6.3 The supporting text of well-being objective 4 has been incorporated into the Revised LDP vision due to this objective’s emphasis on *“maximising opportunities for people and places in both urban and rural parts of our county”*. This responds to the strong emphasis on recognising rural areas within the conversations undertaken around issues identification. The Revised LDP vision acknowledges and celebrates that our county is one of contrast and engenders a sense of place.

6.4 A *“One Carmarthenshire”* approach recognises the need to balance conflicting demands and interests and provides a platform for consensus and shared ownership of the Revised LDP. The Revised LDP vision also recognises the Swansea Bay City Deal and this sets the tone for Plan to be positive and deliverable whilst allowing for appropriate aspiration.

One Carmarthenshire

Carmarthenshire 2033 will be a place to start, live and age well within a healthy, safe and prosperous environment, where its rich cultural and environmental qualities (including the Welsh language) are valued and respected for residents and visitors alike.

It will have prosperous, cohesive and sustainable communities providing increased opportunities, interventions and connections for people, places and organisations in both rural and urban parts of our County.

²³ Planning Policy Wales, Edition 9 (Section 2.2.1) and Welsh Government Local Development Plan Manual – Edition 2 – August 2015, Section 6.1.1

²⁴ <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-forward-in-carmarthenshire-the-next-5-years/>

It will have a strong economy that reflects its position as a confident and ambitious driver for the Swansea Bay City Region.

7. Strategic Objectives

7.1 The current Adopted LDP's strategic objectives were utilised as a starting point for the identification of strategic objectives for the Revised LDP.

7.2 The emergence of a range of contextual and policy drivers since 2014, most notably the Well Being of Future Generations Act 2015 and the signing of the Swansea Bay City Deal in 2017, mean that the Adopted LDP Strategic Objectives needed review. There was also a need to ensure to ensure that the Revised LDP strategic objectives were interwoven with the Revised LDP key issues and vision.

7.3 The Carmarthenshire Well Being Plan's wellbeing objectives have been utilised to group the Revised LDP's Strategic Objectives. This ensures that a local interpretation of wellbeing is interwoven into the strategic objectives and the Plan's strategy from the outset. Whilst not directly identified as Revised LDP strategic objectives in themselves, the Council's wellbeing objectives, as outlined within the Corporate Strategy *"Moving Forward in Carmarthenshire - the next 5 years – 2018-2023"* have played an informing role²⁵.

7.4 The Revised LDP strategic objectives are sufficiently aspirational and ambitious but are also deliverable within a spatial planning context. They respond and deliver upon the Plan's key issues and provide a platform for delivering its vision. They provide a platform for a Sound Plan, notably in terms of their fit, appropriateness and deliverability ²⁶

7.5 The strategic objectives are cross referenced to the relevant Revised LDP issue and are also subject to an analysis in terms of whether they are SMART (Specific Measurable Attainable Relevant and Time Bound).

²⁵ The Issues Vision and Objectives Topic Paper contains compatibility assessments between the Revised LDP strategic objectives, the Revised LDP strategic objectives and the Council's wellbeing objectives and the Revised LDP strategic objectives against the Sustainability Appraisal framework.

²⁶ Paragraph 8.2.1.2 of the Welsh Government Local Development Plan Manual – Edition 2

7.6 The Revised LDP strategic objectives are below.

Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

| SO1 To ensure that the natural environment, including habitats and species, are safeguarded and enhanced. | |
|--|----------------------|
| LDP Issues addressed | 6, 7, 12, 13, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO2 To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside. | |
|---|----------------------------|
| LDP Issues addressed | 10, 11, 12, 15, 22, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO5 To safeguarded and enhance the built and historic environment and promote the appropriate reuse of redundant buildings. | |
|--|-------------------|
| LDP Issues addressed | 8, 26, 27, 30, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

Early Intervention - To make sure that people have the right help at the right time; as and when they need it

| SO3 To assist in widening and promoting education and skills training opportunities for all. | |
|---|----------------------------|
| LDP Issues addressed | 11, 15, 16, 22, 25, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

SO4 To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of public services, healthcare, shops, leisure facilities and work opportunities, as well as vibrant town centres.

| | |
|--|---------------------------------------|
| LDP Issues addressed | 2, 3, 9, 11, 14,16,18, 22, 25, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change

SO6 To ensure that the principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities and wherever possible encouraging the reuse of previously developed land.

| | |
|--|-------------------------|
| LDP Issues addressed | 5, 7,13, 22, 23, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

SO7 To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting renewable energy and the efficient use and safeguarding of resources.

| | |
|--|-------------------------|
| LDP Issues addressed | 5, 7,13, 24, 26, 32, 33 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

SO8 To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.

| | |
|--|---------------------|
| LDP Issues addressed | 22 ,23 , 24, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

| SO9 To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by promoting a place making approach and a sense of place. | |
|--|-------------------|
| LDP Issues addressed | 8, 26, 28, 31, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO10 To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities. | |
|---|---|
| LDP Issues addressed | 3, 17, 18,19, 20, 21, 22, 23, 26,28, 29, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO11 To assist in protecting, enhancing and promoting the Welsh Language and the County's unique cultural identity, assets and social fabric. | |
|--|-----------------------------------|
| LDP Issues addressed | 3, 17, 18, 20, 26, 28, 29, 31, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO12 To encourage investment & innovation in rural and urban areas by making adequate provision to meet employment need and to contribute at a regional level to the delivery of the Swansea Bay City Deal. | |
|--|------------------------------------|
| LDP Issues addressed | 1, 2, 3, 4, 15, 16, 23, 25, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO13 To make provision for sustainable & high quality all year round tourism related initiatives. | |
|--|---------------|
| LDP Issues addressed | 4, 25, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

| SO14 To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband). | |
|---|--------------------|
| LDP Issues addressed | 23, 24, 25, 26, 32 |
| Specific Measurable Achievable Relevant and Time Bound | ✓ |
| Aspirational and Ambitious | ✓ |

Table 2

THE REVISED LDP - DRAFT VISION AND PROCESS

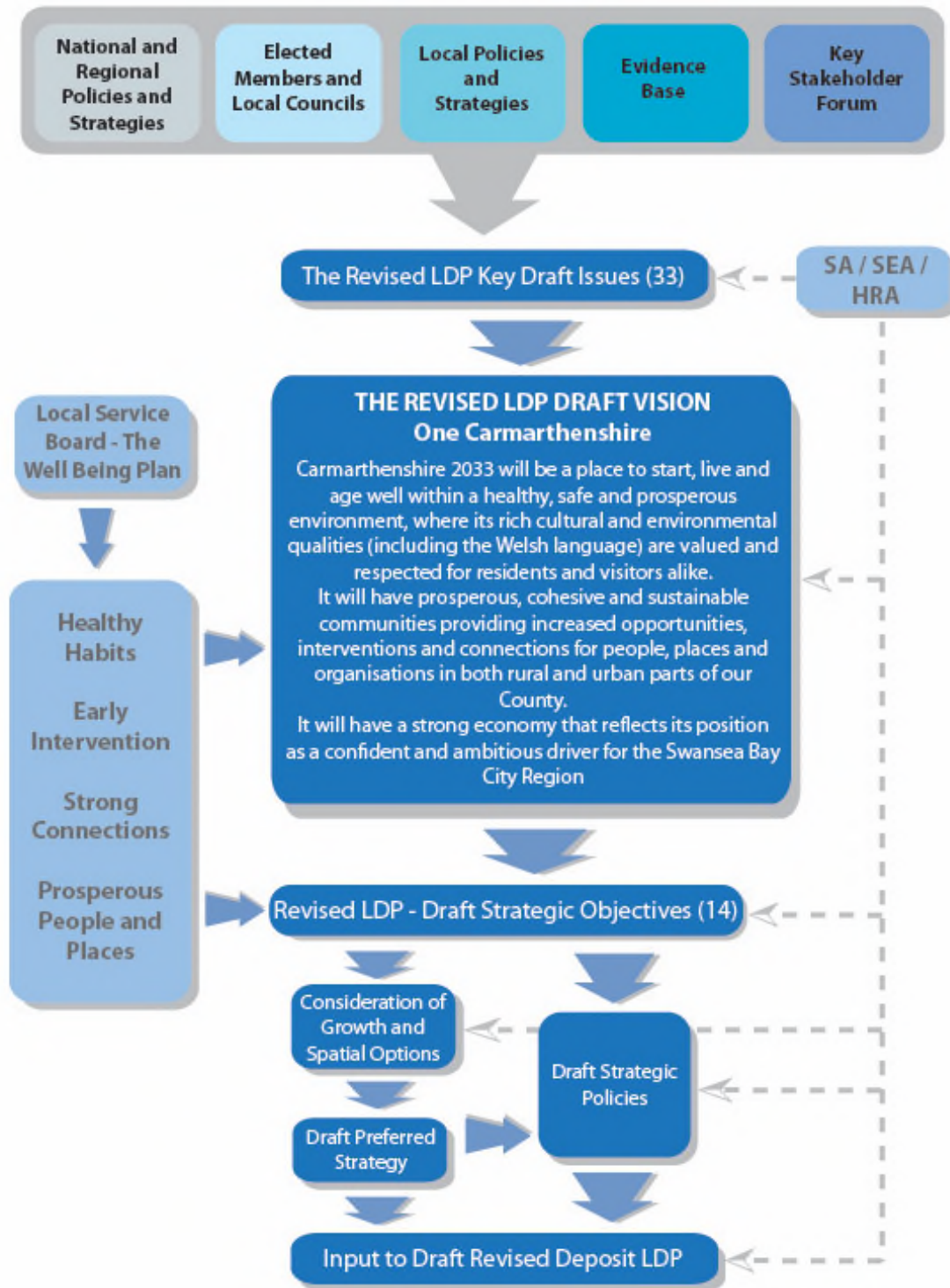


Figure 2

8. Strategic Growth and Spatial Options

Strategic Growth Options

8.1 To inform the future direction of population and household growth within Carmarthenshire for the revised LDP period 2018-2033, the Council has undertaken a review of demographic and household formation patterns for the Plan area. A Population and Household Forecast Paper (2018) was published as part of the evidence base for the Preferred Strategy, and a further addendum (2019) is published with this Deposit LDP. This addendum provides further demographic scenario outcomes of population-led and employment-led growth options in light of changing circumstances. Each scenario is considered against the 2011 Census vacancy rate, in addition to a variant vacancy rate calculated from Carmarthenshire's council tax records, which is calculated as 3.4%. This variant vacancy rate has been determined to be the most appropriate figure to be used within the demographic scenarios.

8.2 The Population and Household Forecast Paper also identifies the links between population growth and estimated employment growth. This is correlated by identifying how population growth and variances in the labour force and demographics supports job opportunities and economic growth.

The entire collection of demographic growth options are considered below.

WG 2014-based Projection (2018 Report)

Projected population change between 2018-2033: **+3,207**

Projected Household change between 2018-2033: **+3,254**

New Homes requirement: **3,367 homes**

Jobs Creation Value per annum: **-55 jobs**

Conclusion

Using this growth trend for Carmarthenshire's LDP would adversely impact upon the Council's strategic ambitions from both an economic and social perspective. Furthermore given the potential negative impacts highlighted above, it is not considered prudent to utilise the WG 2014-based projection.

Using this scenario would not deliver the Plan's Vision and Strategic Objectives.

WG 2014-based (10 year average migration) Projection (2018 report)

Projected population change between 2018-2033: **+10,842**

Projected Household change between 2018-2033: **+6,322**

New Homes requirement: **6,542 homes**

Jobs Creation Value: **198 jobs per year**

Conclusion

Given the potential negative impacts highlighted above, it is not considered prudent to utilise both variant scenarios of the WG 2014-based (10 year average migration) projection as the growth option for the revised LDP. It would not deliver the Plan's Vision and Strategic Objectives.

Both variant scenarios would limit Carmarthenshire's economic ambitions in terms of job creation and keeping younger adults within the County to live and work.

Population Growth Short Term (2018 report)

Projected population change between 2018-2033: **+10,691**

Projected Household change between 2018-2033: **+6,807**

New Homes requirement: **7,044 homes**

Jobs Creation Value: **126 jobs per year**

Conclusion

Given the potential negative impacts highlighted above, it is not considered prudent to utilise the PG Short Term projection as the growth option for the Revised LDP. It would not deliver the Plan's Vision and Strategic Objectives.

Population Growth 10yr (2018 report)

Projected population change between 2018-2033: **+11,755**

Projected Household change between 2018-2033: **+6,992**

New Homes requirement: **7,236 homes**

Jobs Creation Value: **178 jobs per year**

Conclusion

Whilst the delivery of 497 or 482 dwellings per year is similar to that delivered since 2007, it does not offer the flexibility to pick up on those years where housing delivery and the housing market has been more buoyant. Since 2015, housing delivery has been on average 545 dwellings per year and restricting the housing requirement through this scenario would limit Carmarthenshire's economic ambitions in terms of job creation and provide opportunities for younger adults within the County to live and work. This scenario would not deliver the Plan's Vision and Strategic Objectives.

Population Growth Long Term (2018 report)

Projected population change between 2018-2033: **+17,567**

Projected Household change between 2018-2033: **+9,555**

New Homes requirement: **9,887 homes**

Jobs Creation Value: **353 jobs per year**

Conclusion

On balance, utilising this scenario would provide a positive outlook and provide an appropriate provision for housing delivery within the county. It would allow the flexibility to drive sustainable housing growth and support the economic ambitions of the county.

Whilst utilising a scenario with higher population growth will see a continuation of people aged 15-19 leaving the county, more return in the 20-24 age cohort which results in a balanced demographic outlook for the county in the future.

Using this scenario would assist in delivering the Plan's Vision and Strategic Objectives.

Population Growth Pre-Recession Scenario (2018 Report)

Projected population change between 2018-2033: **+26,811**

Projected Household change between 2018-2033: **+13,616**

New Homes requirement: **14,090 homes**

Jobs Creation Value: **632 jobs per year**

Conclusion

Utilising this projection scenario for the revised LDP would be commensurate to the growth strategy within the adopted LDP. Whilst this scenario would be ambitious in driving

economic aspirations, setting such a high growth requirement through the PG Pre-Recession scenario would result in an undeliverable and unsustainable growth strategy.

This scenario would not deliver the Plan's Vision and Strategic Objectives.

PG Long Term (2019 Addendum Report)

Projected population change between 2018-2033: **+17,881**

Projected Household change between 2018-2033: **+9,726**

New Homes requirement: **10,065 homes**

Jobs Creation Value: **xx jobs per year**

Conclusion

PG 10yr (2019 Addendum Report)

Projected population change between 2018-2033: **+15,115**

Projected Household change between 2018-2033: **+8,538**

New Homes requirement: **8,835 homes**

Jobs Creation Value: **xx jobs per year**

Conclusion

PG Short Term (2019 Addendum Report)

Projected population change between 2018-2033: **+14,133**

Projected Household change between 2018-2033: **+8,474**

New Homes requirement: **8,769 homes**

Jobs Creation Value: **xx jobs per year**

Conclusion

8.3 Two further options were considered as a basis for considering housing growth within the County. These focused on employment led scenarios namely: Commuting Ratio Fixed (CR Fixed) and Commuting Ratio Reducing (CR Reducing). These sought to deliver growth

options based on a benchmark job requirement which comes from the Carmarthenshire Employment Sectoral Study.

8.4 Utilising the employment-led scenarios would result in an undeliverable and unsustainable growth strategy for the county with both options eclipsing the housing growth requirement set out in the adopted LDP (19,690 and 17,396 dwellings respectively).

8.5 Whilst these scenarios would be ambitious in driving economic aspirations, setting such a high growth requirement would result in an undeliverable and unsustainable growth strategy. These scenario would not deliver the Plan's Vision and Strategic Objectives

Identifying the Preferred Strategic Growth Option

8.6 The identification of the strategic growth option has emerged from the consideration of the above population and household projections, as a consequence of pre-deposit engagement and the need to reach a balanced outcome including other strategies and plans such as, but not limited to:

- Welsh Government - Planning Policy Wales;
- The Council's Strategic Regeneration Plan 2015 – 2030 – Transformations;
- Swansea Bay City Deal;
- The Council's New Corporate Strategy 2018 – 2023;
- The Carmarthenshire Well-being Plan: the Carmarthenshire we want 2018-2033;
- The Council's Well-being Objectives;
- The Council's Affordable Housing Delivery Plan; and
- Local Housing Market Assessment²⁷, and
- The Council's Moving Forward in Carmarthenshire: the next 5 years.

8.7 It is proposed to use the PG Long Term scenario and utilise the alternative vacancy rate of 3.4% to underpin the future growth requirements for this revised LDP. This scenario projects an overall population increase of 17,567 (9.4%), with the requirement for 9,887 new homes over the revised LDP period 2018-2033. This equates to 659 new homes per year. This scenario will assist in the delivery of the Swansea Bay City Region Deal and the Council's Corporate Strategy, regeneration and job creation objectives.

²⁷ Regional Local Housing Market Assessment is being undertaken which will inform the revised LDP as it progresses through the preparatory process.

Utilising this preferred option would positively progress the Council's ambitions in delivering affordable homes across the County.

Spatial Options

8.8 The following outlines a number of possible Spatial Options which have been identified to inform the selection of our future spatial framework and how future growth may then be distributed across the County for the Plan period.

8.9 The consideration of strategic options is an important part in the preparation of the LDP is a requirement of the SA/SEA process.

8.10 Each spatial option has been subject to engagement to assess and evaluate their appropriateness with a view to establishing or developing a preferred option. Their content reflects the need to have regard to legislation, national planning policy, local and regional strategies whilst recognising the specific characteristics, assets and issues which are prevalent in Carmarthenshire and form a strategic approach which delivers on the vision and which promotes and guides development for the County.

8.11 In developing the options regard has also been had to the Well-Being of Future Generations (Wales) Act 2015 and the wellbeing objectives developed by Carmarthenshire County Council and the Public Service Board.

8.12 It should be noted that option generation is an important requirement of the SEA directive. The strategic options have been assessed against the SA/SEA within the Initial Sustainability Appraisal – Strategic Environmental Assessment Report. This forms an important component in the process of selecting the most suitable strategic option for Carmarthenshire.

8.13 The options identified assume that housing development without employment opportunities in the same broad location, and vice versa, is less sustainable and is to be avoided. Similarly, infrastructure improvements need to be aligned with new development, including improvements to transport networks, utilities, green infrastructure, health, education and social facilities. Consequently, the term 'development' is used in the Spatial Options for Growth to refer to the balance of housing, employment opportunities and the accompanying infrastructure.

8.14 No single option is necessarily considered preferable in their preparation and discussion and there is scope and flexibility for the options to be adapted to take account of additional factors. It is acknowledged that the preferred option could combine elements from more than one option.

8.15 The tables below provide an explanation of each of the spatial options as considered. This is followed by an identified Preferred Spatial Option for consideration as part of this Preferred Strategy.

| Option 1 – Current LDP Option |
|---|
| <p>Description</p> <p>Utilising the settlement hierarchy to allow for a proportional distribution of development based on sustainability principles</p> |
| <p>Spatial Expression / Settlements Affected</p> <p>This Option is based on the 4 tier settlement hierarchy.</p> |
| <p>Summary Assessment</p> <p>This option focusses growth proportionally across a hierarchy underpinned by the principles of sustainability. In doing so, this option:</p> <ul style="list-style-type: none"> • Encourages the dispersal of employment, housing and other types of development to identified settlements and village groups or clusters in a manner reflective of their existing scale, population and of the availability of facilities and services. • Reflects the diversity of the County and growth is apportioned appropriately to urban and rural areas. • Focusses the majority of employment growth in the larger towns and villages. |
| <p>Conclusion</p> <p>This option represents a continuation of the existing LDP strategy and as such reference is had to the results of annual monitoring and the review report. Whilst both indicate successes in the application of the strategy they also identify weaknesses in the delivery of growth in aspects of the settlement hierarchy.</p> <p>It is recognised that elements of the strategy have been successful however, it is also clear that a review and revised approach may be needed to address not only its shortcomings but contextual changes.</p> |

Option 2 – Infrastructure and Transport Network Option

Description

Basing the majority of growth in the areas in the locality of the main highway and rail network and where there is infrastructure available to support the proposed development.

Spatial Expression / Settlements Affected

This Option identifies key settlements and corridors along the main transport routes and areas where there is infrastructure in place or planned to be in place to accommodate the levels of growth required.

Summary Assessment

This option looks at the existing provision of utility infrastructure and the highway network across the County and aims to focus the majority of growth in areas with the capacity for growth. This option seeks to encourage growth in the areas which it can most feasibly be accommodated by:

- Encouraging growth along the key transport routes and junctions of the M4, A40, A48, A484, A474 and A485 as well as in locations accessible to other modes of transport including the rail network, cycle network and pedestrian linkages.
- Encouraging growth in areas where there is either current or planned capacity for the supply and treatment of water and waste water.
- Encouraging growth in areas where there are sufficient services and facilities to support the communities.

Conclusion

This option links growth and the settlement strategy directly to the availability of infrastructure. Whilst this would restrict the potential for growth in rural areas, it is recognised that the relationship between development and appropriate infrastructure provision is a component necessary as part of any selected option.

Option 3 – Dispersal Option

Description

No rationale or structure for the distribution of growth; development would be dispersed across the County.

Spatial Expression / Settlements Affected

All settlements could be affected equally under this Option as there is no strategy to identify the distribution of growth. However, this would be likely to result in levels of growth at a fairly equal level across the County's settlements.

Summary Assessment

This option distributes housing, employment and other forms of development on a broad basis between settlements within the County, both urban and rural. It allows settlements to grow incrementally without necessarily taking account of the availability of services or facilities nor the impact which growth could have upon the existing communities and their capacity to accommodate and absorb growth.

Compared to the strategy of the current adopted LDP, this option would see a higher proportion of the County's growth being directed to the rural areas and a lower proportion to the existing urban areas.

Conclusion

This represents a largely unsustainable option and undeliverable option - and one which as a consequence would be unlikely to pass the necessary measures as part of the SA/SEA assessment process. This option does however through its broad brush approach to distribution of growth focus additional growth in rural areas.

It is recognised that the chosen preferred option will be required to have appropriate regard to rural considerations.

Option 4 – Community Led Option

Description

Development would be dispersed within community areas in a manner which reflects the role which settlements play within those areas and the wider geographical area.

Spatial Expression / Settlements Affected

The majority of the growth would be focussed in the following three areas: Carmarthen and surrounding area; Llanelli Coastal Belt; and, Ammanford / Cross Hands area.

Summary Assessment

This option focusses on the role of settlements within their wider locality and community which acknowledges the relationships and interdependency between settlements and considers how the local communities work and live.

This option will encourage growth in those areas which play a significant role in the wider community; this is most likely to be through the provision of facilities and services rather than the existing scale of the settlement or the existing population numbers. This option would also seek to reflect the needs of the communities, including their demand for housing. This acknowledges the individual characteristics of each settlement and seeks to identify the role which settlements play within their locality and on a county-wide basis.

This option should reflect an understanding of the needs of local communities and focus growth in areas where it is needed to support communities and their aspirations for future growth and ongoing sustainability of facilities and services. This is likely to result in the allocation of smaller sites and a higher proportion of growth being directed to smaller settlements.

Conclusion

This option seeks to be more responsive to individual aspects of the County and their communities. Whilst the perceived focus of growth would be in established centres it affords opportunity to reflect a wider distribution.

Feedback indicates that the option would need to be appropriately balanced to ensure growth is distributed in an appropriate and deliverable manner.

Option 5 – Swansea Bay City Region Influence Option

Description

Focusses growth to align with the areas identified for Swansea Bay City Deal projects.

Spatial Expression / Settlements Affected

The majority of the growth would be focussed in the Llanelli and Carmarthen areas with those adjoining and adjacent areas also receiving a proportion of the growth.

Summary Assessment

This option is focussed on the projects and investment planned as part of the Swansea Bay City Deal and channels growth to align with these geographical areas. The projects proposed for Carmarthenshire are:

- The Life Science and Well-being Village, Llanelli. This facility is a village providing facilities and services which promote and improve well-being. It is proposed to be a multi-faceted facility integrating business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location; and,
- Yr Egin, Carmarthen. This facility would be a new creative, digital and media hub to be based at the University of Wales Trinity St David

This Option is likely to see the majority of growth being focussed in Carmarthen and Llanelli and the surrounding areas, however, the settlements further away from Carmarthen and Llanelli may potentially see very little growth. It may provide opportunities for spin-off investments and entrepreneurship based activities by building on the City Deal priorities.

-

Conclusion

This option embraces, and is driven by the opportunities presented through the City Deal. It focuses on the locations of the 2 main projects within Carmarthenshire and as such would be less inclusive of the remainder of the County.

It should however be recognised that reflecting the potential of the City Deal to effect real change is essential in any preferred option.

Option 6 – Market Led Option

Description

Focusses growth in the areas which have proven most popular with the housing market over recent years.

Spatial Expression / Settlements Affected

Growth would be focussed in the top tier of the adopted LDP's settlement hierarchy comprising Carmarthen, Llanelli and Ammanford / Cross Hands areas.

Summary Assessment

This option will aim to meet the aspirations and requirements of the development industry by identifying sites and areas which are the most economically attractive to develop. This option looks at the market success of settlements within the County since 2008 and apportions growth in accordance with past delivery rates.

The past delivery rates indicate that the majority of growth took place in the Llanelli area with a significant amount of development also being directed to the Carmarthen growth area and parts of the Ammanford/Cross Hands growth area.

This approach could be construed as 'planning based on numbers'. It would seek to direct growth in accordance with the highest delivery rates of the past and apply this trend to identify the location for future development. Future employment provision would reflect current take-up of employment land and would relate closely to the distribution of housing.

Conclusion

This option through its focus on the market would, whilst deliverable in a simplistic interpretation, be vulnerable to other considerations and constraints and would remove substantively any local influence. It is not considered a deliverable option in practicable terms but points clearly to the role of the market and development industry in contributing to a sound and deliverable plan.

The role of the market will inevitably be a contributing to the development of the preferred option.

The Preferred Spatial Option

8.16. The development of the preferred option has emerged from the consideration of the spatial options and other considerations, including but not limited to:

- the well-being objectives;
- the content of the Annual Monitoring Reports and Review Report; and,
- the engagement processes notably through the Key Stakeholder Forum.

8.17 In developing the preferred option, there was always an acceptance that there would be potential variations on the strategic options identified, including an option which would consider a mix of the positive outcomes from a number of those options. In considering the above, and having reference to the Issues, Objectives and Vision discussed earlier in the Preferred Strategy, a hybrid option emerged as the most appropriate approach in delivering a balanced and sustainable spatial strategy for all the communities across the County.

8.18 The following hybrid option has consequently emerged which reflects a number of characteristics from the identified options above. This emergence is in part, built from comments received as part of the engagement process.

Preferred Option - Balanced Community and Sustainable Growth Strategy.

8.19 This hybrid option builds on the approach highlighted through Strategic Option 4 - Community Led, but removes the prescriptive approach in assigning character areas within the County. The strategy will however retain an approach which reflects the role and function of settlements and will seek to be responsive in how it assigns growth, to urban and rural areas of the County.

- The option will recognise and reflect investment and economic benefits to the County and its communities through the City Deal, and other economic opportunities.
- It will seek to provide opportunities for rural areas ensuring the diversity of the County and communities is recognised;
- It will acknowledge that in delivering sustainable growth that it needs to be supported by the availability of a range of appropriate infrastructure;
- It will recognise that growth should be deliverable and orientated to a community's needs and market demand.

9. A New Strategy

9.1 The Strategy sets out to deliver the vision and strategic objectives and addressing the key issues that was identified within the LDP Preferred Strategy. The Revised LDP will, as it progresses through to adoption, set out how the changes within Carmarthenshire over the Plan period will be managed and planned for. Through its policies and proposals, the Revised LDP will seek to provide for these changes and the respective levels of growth, and identify where such growth will be acceptable. This is achieved through identifying sites for specific land uses whilst protecting and enhancing the County's rich environmental, landscape and built historic interests. These detailed elements will be contained within the Deposit LDP.

9.2 The preparation of the Deposit LDP has been informed by national and regional guidance with plans and strategies at all levels contributing, where appropriate to the development of an emerging evidence and knowledge base. Engagement has also played a central role in preparing this Deposit LDP.

A New Spatial Approach

9.3 The Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These clusters, and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function and contribution each settlement has within its particular clusters. Growth will be distributed accordingly to identified centres, whilst the role of smaller settlements within Carmarthenshire to deliver local and sustainable growth is also noted.

9.4 The strategic growth areas reflect the current urban form in the shape of Llanelli, Ammanford/Cross Hands and Carmarthen with their respective sustainability credentials and strong economic drivers from a market demand and delivery perspective. These three growth areas are designated as principle centres and whilst they will receive an appropriate proportion of the anticipated growth, there will be a balanced approach to distribution.

9.5 Other areas will include a focus on Local Growth and Diversification. These areas are those where growth will reflect the community, whilst understanding those wider delivery expectations associated with Plan making (e.g. national policy and guidance). Often incorporating areas which are more rural in character such areas play an integral role not

only for the everyday life of their communities but are essential to a vibrant and thriving Carmarthenshire.

9.6 Regeneration and job creation are important components across the County. Allocated sites and the use of policies will provide a framework for the provision of employment and job creation opportunities. This will seek to provide a positive approach to help these areas meet their full potential and build on the opportunities within all of Carmarthenshire's communities. The Strategy is therefore firmly rooted within the "One Carmarthenshire" ethos as set out within the Vision.

9.7 The Plan will use allocations and development limits where appropriate, as well as using policies and criteria to ensure that the right development is in the right place, in addition to preventing unacceptable developments within Carmarthenshire's communities.

9.8 Across the Plan area there will be commonality of policies, however there may be specific variations to allow for a responsive policy approach.

Deliverable Growth

9.9 The new strategy seeks to provide balanced growth centred on the delivery of our communities' needs and the delivery of the region and the Council's strategic and regeneration objectives.

9.10 This LDP will provide the opportunity to deliver **9,887** homes over the Plan period. This is the equivalent of 659 homes per year from 2018 to 2033. This would allow for new homes to be provided in a sustainable manner which supports the aspirations of our communities and provides appropriate flexibility to respond to the Council's affordable housing objectives. This ambitious but deliverable agenda for Carmarthenshire will allow the Plan to build upon the approximately 536 homes being provided per year under the current adopted LDP²⁸.

9.11 In delivering the number of homes set above, this Preferred Strategy includes an additional flexibility as part of its supply (uplift) to ensure the delivery of sustainable growth and to overcome any potential unforeseen deliverability issues. A **6%** flexibility through a

²⁸ Completions data 2015 – 2018 (Adopted LDP Annual Monitoring Report 2017 -2018)

further 593 homes, is included. This equates to a housing supply of 10,480 dwellings to deliver the 9,887 homes.

9.12 The new strategy ensures that sufficient opportunity exists to maximise affordable housing provision to support both rural and urban housing needs, whilst providing a strong basis for the provision of a deliverable market housing provision.

9.13 The new strategy provides an opportunity to balance the demographics of the County through the retention of, and migration of younger adults into the County, and address some of the issues which could be perceived from an aging population.

9.14 Such an approach will be supported through a strong economic environment with the delivery of a minimum of 5,295 jobs over the Plan period an important component. This reflects the growth and job creation objectives within the Council's Regeneration Strategy, and through the Swansea Bay City Region Deal.

9.15 Furthermore, supporting a positive approach to growth within Carmarthenshire will provide the younger demographic a further opportunity to live and work within the County.

Rural Communities

9.16 The rural aspects and settlements of the County have an important role to play in improving the sustainability of the wider geographical area of the county... The Plan's strategy and settlement framework reflects the significant role which the rural communities play by supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability and cohesiveness of rural communities and the rural economy.

9.17 The Plan does however, recognise that the location and level of growth in rural areas and communities needs to be proportionate and appropriate, and that an excessive level of development would be to the detriment of such areas. In addressing some of these impacts within the Revised LDP, the Council has undertaken a Rural Housing Needs Assessment which seeks to balance growth against some of the key issues which rural settlements face. The Plan therefore seeks to provide a level of growth required to retain and enhance the services and facilities provided in the County's rural settlements.

9.18 The Plan also recognises that development can, if sited and delivered at the appropriate scale, also promote the Welsh language areas and enhance rural employment opportunities.

9.19 The plan will seek to control the scale or rate of growth to ensure the impacts on the local infrastructure, the vitality of the Welsh language and the sustainability of the countryside and natural environment are satisfactorily absorbed and mitigated.

Rural Economy

9.20 There is a clear recognition that a strong rural economy is essential to support sustainable and vibrant rural communities.

9.21 New enterprises and the expansion of existing business are important in contributing to the growth and stability of rural areas. Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. However, the scale of such uses must also be appropriate. The Plan seeks to recognise these values.

Regeneration and the Economy

9.22 Carmarthenshire has, and remains a County which places regeneration and economic growth as an integral part of its strategic ambitions. Its track record in driving and attracting investment has enabled a series of significant developments to be attracted to the County, not least the most recent in the form of the life sciences and wellness proposal in Llanelli and the Yr Egin S4C development in Carmarthen.

9.23 Such opportunities have not just driven enhancements within the traditional employments centres, but it has seen significant commercial developments, new public realms, building enhancements and new infrastructure improving the offer and fabric of the County's communities.

9.24 Whilst many of these interventions have had positive outcomes delivering an economically diverse and sustainable County, it means there are no opportunities for the County to rest on its laurels. Indeed, the challenging environment in retail affecting some of our town centres requires a variation in approach which reflects a move to 'living' and diverse centres. This is encapsulated within Llanelli Town Centre where the work of the Task Force as part of a broader regeneration centred approach has seen the introduction of a Local Development Order.

9.25 In retail terms, the Plan recognises the important regional role performed by Carmarthen and will seek to ensure its vibrancy and viability is maintained and enhanced.

9.26 The Plan will reflect the important contribution of other retail centres but also the important function performed by smaller convenience and comparison provision across what is a diverse set of settlements and communities.

9.27 The Plan will seek to maximise investment, and job creation across a range of sectors but not restricted to traditional employment but also within the tourism and service sectors. In this respect the Plan seeks to provide a positive framework for the creation of an enhanced economic base with appropriate opportunities for employment and commercial growth.

9.28 The Council is committed to using positive tools such as LDO's where prudent and appropriate to facilitate and enable regeneration and economic development opportunities.

Sustainable Development, Well-being and Climate Change

9.29 In planning for a sustainable future for Carmarthenshire, this seeks to reflect and promote the principles of Sustainable Development (SD) and to embed the duties set through the Well-being of Future Generations Act 2015. The planning system has a long standing track record in the promotion of SD and in this respect this Preferred Strategy and the LDP as it progresses through to adoption will seek to enhance the economic, social and environmental well-being of communities. It will also as part of this agenda play its part in tackling the causes and effects of climate change reflecting the contribution of the planning system as a whole.

9.30 The LDP seek to put a policy framework in place which tackles the causes and effects of climate change within our communities through the adoption of sustainable principles and development.

9.31 The LDP will promote the principles of sustainability by:

- Protecting and enhancing biodiversity, townscapes and landscapes;
- Minimising energy demand and consumption by facilitating the delivery of carbon neutral buildings and homes, including the promotion of the efficient use of resources including directing development to previously developed land wherever possible;

- Distributing and locating development in accordance with the settlement framework with a view to reducing unwarranted reliance of the private motor car. It will promote sustainable and 'green' travel alternatives building on advances in technology and promotes accessibility to alternative means of travel;
- The promotion of sustainable waste management;
- The promotion of sustainable water management (including ensuring a sustainable supply of water resources and water quality, promoting sustainable drainage modes and addressing flooding issues). This includes reducing the vulnerability of communities by ensuring that development is not located in flood risk areas;
- Promote the enhancement of wellbeing and social inclusion by supporting healthy, accessible and cohesive communities;
- Supporting the development of a resilient economy and facilitating appropriate future growth; and,
- The promoting and safeguarding the Welsh language and culture.

9.32 The Revised LDP recognises the role of the planning system in making development resilient to climate change, decarbonising society and developing a circular economy. In this respect, a circular economy is one which aims to keep materials, products and components in use for as long as possible, and its principles are a key tenet of PPW 10. Regard will be given to the environmental, social and economic benefits of taking such an approach, most notably the increased value and productivity of materials, financial savings for the construction sector and the prevention of waste.

Placemaking, Infrastructure and Cohesive communities

9.33 The growth of our communities provides a positive opportunity to develop and deliver a planned and coherent set of developments centred on the needs of communities and providing places where people will ultimately live, work and spend their leisure time. It is only through such a positive approach that we can create an environment with economic opportunity that opportunities for retention of our young people can be fulfilled.

9.34 The LDP seeks to sustain and enhance existing communities whilst also creating new and sustainable developments. This concept of placemaking is as embedded in PPW and will form a key guiding principle in the future growth of our county and its communities. In this respect placemaking should be seen as part of a sustainable agenda involving all of those with a professional or personal interest in the built and natural environment, which

focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable places²⁹.

9.35 The Plan recognises the following:



Figure X: What is Placemaking?³⁰

9.36 The County supports an extensive *green space network*, which is vital to economic, environmental and community well-being. Green Infrastructure refers to utilising elements of the natural environment, such as ecological features, green space, open space, water management systems to the benefit of the social, economic and environmental health of an area. Whilst the Green Infrastructure approach identifies the natural environment as an asset which developers can utilise to bring about economic growth, it also provides the means whereby these ‘assets’ can be protected and enhanced. The plan seeks to set a positive agenda through which the value of Green Infrastructure to the County and its communities can be recognised. In this respect green infrastructure systems are seen as a key elements in delivering sustainable development.

9.37 Examples of green infrastructure ‘assets’ include, for example parks and gardens, amenity green space (e.g. play areas and sports fields), allotments, cemeteries, urban green space, green corridors (e.g. rivers, canals, cycle paths), sites of ecological, geological and landscape value, and functional green space such as sustainable urban drainage systems and flood storage areas.

²⁹ Planning Policy Wales: Edition 10 – paragraph 2.6

³⁰ Source: Planning Policy Wales: Edition 10

9.38 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources, and in particular to maintaining and enhancing biodiversity and the resilience of ecosystems.

9.39 PPW 10 emphasises that the planning system should protect and enhance green infrastructure assets and networks. The plan adopts a strategic and proactive approach to green infrastructure and biodiversity by producing up to date inventories and maps of existing green infrastructure and ecological assets and networks and integrates policies into the Plan.

9.40 The Plan seeks to recognise the rich diversity of Carmarthenshire recognising that this can also pose challenges given the rural characteristics of the County. The Plan will take a balanced view with appropriate regard to the sustainability merits or otherwise of the settlement as well as the respective availability of suitable infrastructure including open space and leisure provision. Where infrastructure is currently inadequate, or the quality is poor, this is not always a justification for resisting development. In the current economic climate, new development can be the most realistic means of addressing such deficiencies or inequalities.

9.41 The council will utilise planning obligations along with a close co-operative arrangement with infrastructure providers, to work with developers to ensure a co-ordinated approach in the delivery of necessary supporting infrastructure.

9.42 The impact of transport accessibility and constraints in the road transport network are important consideration in creating cohesive and sustainable communities. The accessibility by sustainable transport modes including public transport, cycling and walking provide communities with a choice of using more sustainable and Active Travel modes. This can help ensure connectivity is available but is considered within the backdrop of a predominately rural and spatially diverse county. The recognition that such areas will maintain a high dependency on the private motor car is noted, however it is recognised that this Plan can provide interventions to help enable a transition to a more sustainable approach to transport. In this respect the improvements in technology for Ultra Low Emission Vehicles is noted and reflected within this Plan.

9.43 The relationship between transport and peak time pollution issues in certain areas have been recognised through the designation of Air Quality Management Areas (AQMA). Such considerations and wider pollution aspects will be considered through the provisions of this Plan and will be considerations in development proposals.

9.44 The availability of modern, fast, secure and affordable telecommunications are an increasingly essential component of modern lives. In particular the impact that poor access to fast and secure broadband on inclusivity and on the creation of prosperous and economically viable communities is noted and recognised in this Plan. Indeed this is recognised within the Swansea Bay City Region.

9.45 Dwr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW are content with the level of growth set out within this Plan, but have requested that larger developments in the Llanelli area be subject to a requirement to undertake compensatory surface water removal from the sewer system as part of the granting of planning permission. As a result, this Plan includes a specific policy intervention to this effect. Further information on the Policy's implementation is set out within Supplementary Planning Guidance.

9.46 The Plan recognised the propensity and impacts associated with flood risk across the County and the need to adopt a sustainable approach to flood risk management and avoidance. Consequently to Plan's policies and proposals appropriately considers and provides a framework for the consideration of such matters alongside those set out in national planning policy.

Environmental Qualities and Areas for Protection

9.47 This LDP focuses development in established settlements recognising the need to protect the countryside, whilst also making appropriate provision for certain uses (including exceptions proposals) where a rural location is considered essential.

9.48 It seeks to protect and enhance the nature conservation and biodiversity value of Carmarthenshire, including its rich tapestry of habitats and species. It also seeks to protect and enhance the built and historic environment of the County, those features which contribute to its character and the area's high quality landscapes.

9.49 In this respect the Plan recognises the importance of protecting and enhancing the environment, be it the natural environment or the historic built environment. The value of national and international designations is recognised as are those areas of local value. The need to balance the requirements for growth against the need to protect and enhance the environmental qualities is a central challenge and one which the Strategy seeks to address.

9.50 The Plan also reflects the need to safeguard the distinctiveness and character of areas within the County. In this respect the role of placemaking and how developments relate to their surroundings is a strong feature of this Plan.

A New Strategy - Key Components

9.51 The key components of the strategy are as follows:

- Provide for 10,480 new homes to deliver a housing requirement of 9,887 homes;
- Provide opportunities to deliver a minimum of 5,295 new jobs in the County in supporting the Regeneration and strategic economic and employment ambitions within the County and region;
- Provide sufficient employment land to support economic growth and job creation;
- Promotes a settlement framework which supports cohesion between settlements and communities;
- Distribute development in accordance with the settlement hierarchy, reflecting the sustainability and functional attributes of settlements, their services and facilities as well as their ability to accommodate growth;
- To respect and enhance the rich and diverse environmental qualities of the County;
- To reflect the needs of rural areas and the rural economy;
- Recognise the cultural and linguistic character of the County;
- Contribute to the delivery of physical and social regeneration opportunities and provides for a diverse and cohesive range of settlements and communities;
- Reflect the diversity across the County, and within its settlements and communities;
- Provide for employment both through allocated sites and through policy provisions across the County recognising the need to sustain and enhance rural economies;
- Focus retail change in established centres whilst providing opportunities for provision throughout the hierarchy in a way which will assist in improving accessibility to services and facilities and help in achieving viable, self-supporting settlements and sustainable communities;
- Recognise the contribution of 'previously developed land' and utilises it as appropriate whilst recognising the County's largely rural context;

- To provide opportunities to cater for the County's visitor economy;
- Protect and enhances the natural, historic and built conservation qualities of Carmarthenshire and its high value landscapes; and,
- Contribute to an integrated transport network both within the County and region. Seeks to make efficient use of the existing road and rail network by reflecting that the public transport network can afford the opportunity for consolidation and improvement of service thus maintaining and improving accessibility. Promote opportunities for active travel - through access alternative means of transport including walking and cycling.

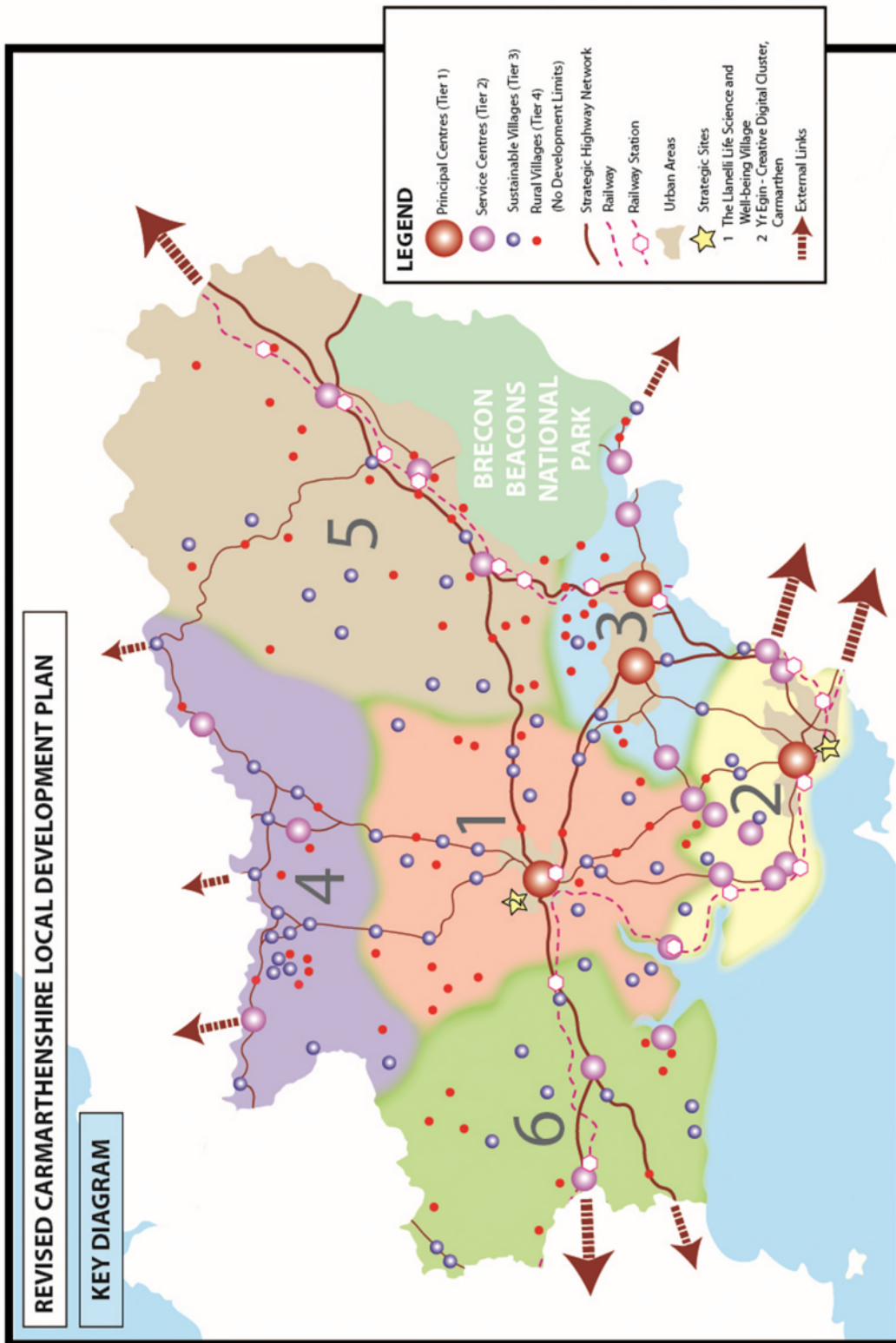


Figure 3

10. The Clusters

10.1 Figure x above sets out both the key diagram and identifies the subdivision of the Plan areas into identified clusters with each containing component settlements as defined within the settlement framework set out within Strategic Policy SP16. The clusters subdivided the Plan area into six geographical areas, each with a principle or service centre supporting or supported by a network of other settlements.

10.2 The defined clusters are as follows:

1. Carmarthen and its Rural Areas
2. Llanelli and the Southern Gwendraeth Area
3. Amman and Upper Gwendraeth
4. Teifi
5. Upper Tywi Valley
6. Western Carmarthenshire

Carmarthen and its Rural Areas

10.3 The Carmarthen and its Rural Areas cluster is characterised by a rural theme with settlements ranging from the regional centre of Carmarthen through market towns to small and large villages within a rural backdrop. The settlements are located in rural landscapes which are predominately dominated by the agricultural economy.

10.4 Siting at the heart of both the County and the region, it is located on a series of strategic highway and rail routes centred on the historic market town of Carmarthen. As a regional centre with its associated functions, Carmarthen remains a focus for the delivery of new homes and jobs and also as a vibrant retail centre, with public sector as a core employer. Future opportunities for growth will focus on providing a wider range and mix of development sites. It is anticipated that Carmarthen will receive a large portion of the cluster's development but with the need to sustainable rural settlements and the economy reflected in the distribution of growth.

10.5 The role of Carmarthen across the region and in relation to its hinterland is reflected through its identification as a 'regional growth area' within the Mid and South West Wales region as defined within the Draft National Development Framework³¹.

10.6 Surrounding the town are a number of rural and well connected villages which relate to Carmarthen as the larger settlement, by virtue of road linkages, public transport, and access to services and facilities. These make an important contribution to the wider cluster often acting as places where people live and work.

10.7 The area is widely visited and has a number of tourist attractions including the National Botanic Gardens of Wales in Llanarthne, Brechfa Forest which offers mountain biking and walking trails, The Gwili Steam Railway, and Llansteffan beach and castle.

Llanelli and the Southern Gwendraeth Area

10.8 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within the Transformations Strategy, City Deal and current Adopted LDP. This has been further reinforced through the content of the Draft National Development Framework which identified Llanelli specifically as a 'national growth area'.

10.9 It is located in the south east of the County, which is predominantly urbanised in nature. It has direct accessibility to the M4 and with strong connections by rail. Its location on key infrastructure routes, geographical position and its close proximity to Swansea ensures its strategic importance not only to Carmarthenshire but also regionally and nationally.

10.10 Llanelli remains the focus for delivery within this area, along with villages within its urban outskirts. The service centres which fall within this cluster are key components in the delivery of new homes and jobs given their overarching relationship to the rest of the cluster. This cluster has the highest population density within the county.

10.11 Despite the urban and post-industrial character often associated with this area the area is set within a rural backdrop with many of the larger settlements providing a focus for

³¹ National Development Framework 2020 – 2040: Consultation Draft

jobs, services and homes as well as supporting those rural settlements and communities. In this respect 'Moving Rural Carmarthenshire Forward'³² identifies Kidwelly as one of the Ten identified rural towns referenced in Chapter X. This reflects not only the role of the settlement but the diversity that characterises the cluster area.

10.12 The area is a strong contributor in terms of retail with varying scales of retail offer within the settlements within the cluster. Whilst its tourism potential is noted including the Ffos Las Racecourse in Trimsaran and the Millennium Coastal Path and Pembrey Country Park along its southern coastline.

10.13 Llanelli sees the majority of major employment opportunities. It retains an ongoing reputation as a base for traditional manufacturing sector, however the area's broadening sectoral base is reflected in the contrasting employment offers at Bynea, Dafen and Delta Lakes.

Amman and Upper Gwendraeth

10.14 Whilst predominantly urban and post-industrial in nature, the area can in part be characterised by a series of inter related settlements. The delivery of new homes and jobs has been focused upon the A48 corridor, with Cross Hands and nearby settlements a key focus. This reflects its position on a key part of the strategic network connecting Carmarthenshire to the rest of West Wales and Pembrokeshire, but also critically Cardiff, Swansea, and mid Wales as well as across the border to England. It has grown as a centre and with a focus for investment in jobs, homes and services. Ammanford is an established centre having been established as an industrial base. Following the decline in its employment base its role in supporting the surrounding communities has evolved – it now plays an important service centre role, providing localised retail, employment, education and leisure facilities.

10.15 Despite the urban and post-industrial character often associated with this area, it is set within a rural backdrop with many of the larger settlements providing a focus for jobs, services and homes as well as supporting those rural settlements and communities. In this

³² Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

respect Moving Rural Carmarthenshire Forward³³ identifies Cwmamman (consisting of the settlements of Glanamau and Garnant) and Cross Hands as two of the Ten identified 'rural towns' referenced in Chapter X. This reflects not only the role of the settlements but the diversity that characterises the cluster area.

10.16 Glanamau/Garnant evolved around the industrial activities associated with the tinsplate works and the coal mining in the area. The settlement however sit in a largely rural context flanked on one side by the Black Mountain and the other by Betws Mountain.

10.17 Cross Hands as a former mining community has developed over recent decades through its position on the A48 strategic transport route. Nevertheless its origin is a rural one and along with other settlements within the Ammanford/Cross Hands Principal Centre (Strategic Policy SP16) and those across the cluster interact with the rural communities and settlements.

10.18 The post-industrial Amman and Gwendraeth Valleys (upper) are seen as key linguistic heartlands of the Welsh language and are key components in defining the sense of place and cultural identity. These Valley settlements play a localised service centre function rather than being a primary focus for new development. The area's natural environment also contributes to its character, with the Caeau Mynydd Mawr project an integral component in mediating and balancing conflicting demands.

Teifi Valley

10.19 The area's predominately rural character and lower population base, is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their settlements play an important role across what is a diverse County delivering homes and jobs and providing services for their communities.

³³ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

10.20 Newcastle Emlyn performs an important service centre role for the area (particularly in terms of education, employment and localised retail) as opposed to being a focus for new development. The close cross border relationship of the area to those communities in Ceredigion is noted, as is the role that settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents, and is a key consideration in the distribution and supply of homes within the Deposit LDP. It is recognised that many of the settlements within this cluster look to Carmarthen as the principal centre for retail, administrative, health, and job opportunities outside of those often associated with rural areas. This does not however detract from its potential to develop to serve its community's needs.

10.21 The area's spatial position, developmental constraints and housing needs, reflect the diversity of the County as a whole. In this respect the rural character requires a different approach in the provision of homes and jobs that those predominately more urban areas. The Plan seeks to respond to this difference and the areas role in accommodating growth.

10.22 Newcastle Emlyn and Llanybydder are two of the Ten 'rural towns'³⁴ reflecting the role and function of the settlements and their contribution within the wider community and cluster area.

Upper Tywi Valley

10.23 The area's predominately rural character and lower population base, is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their settlements play an important role across what is a diverse County delivering homes and jobs and providing services for their communities.

10.24 Llandeilo, Llandovery and Llangadog perform the key service centre roles within this cluster, and supports the social, employment, education and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A476 and Heart of Wales Railway.

³⁴ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

10.25 Consideration of the area's spatial position, developmental constraints (e.g. flood risk and landscape quality), and housing need may assist in understanding and guiding any future role that the area could play in development terms. The area's attractive setting is shaped and influenced by the river valley.

10.26 Whilst many of the settlements within this cluster look to Carmarthen or Ammanford / Cross Hands as the major centres for larger retail and employment offers, the role and function of Llandeilo and Llandovery within 'Moving Rural Carmarthenshire Forward'³⁵ as two of the Ten identified 'rural towns' referenced in Chapter X reflects their contribution in providing services, homes and jobs in serving the wider community and cluster area.

Western Carmarthenshire

10.27 The area's predominately rural character and lower population base, is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their settlements play an important role across what is a diverse County delivering homes and jobs and providing services for their communities.

10.28 With its links to West Wales, this cluster has traditionally seen development focused on the settlements of St. Clears and Whitland. These settlements predominately perform the key service centre roles within this cluster and support the social, employment, education and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A477 and the London – Fishguard railway route. The north western area of the cluster also enjoys good road links on the A478 to Ceredigion and Pembrokeshire, integrating with the wider region.

10.29 Its relationship to Pembrokeshire and its attractive coastline has seen a strong tourism offer develop with settlements, with Laugharne and Pendine making an important contribution to the overall sense of place and to the visitor economy. In terms of tourism,

³⁵ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

the offer in this character area (coastal based) is generally distinct from activity based tourism in the rural north of the County and those larger scale attractions in the Llanelli and the Southern Gwendraeth Area.

10.30 Whilst many of the settlements within this cluster looks to Carmarthen, or cross border into Pembrokeshire for larger retail and employment offers, the role and function of St. Clears and Whitland is reflected within 'Moving Rural Carmarthenshire Forward'³⁶ as two of the Ten identified 'rural towns' identified. This recognises their contribution in providing services, homes and jobs in serving the wider community and cluster area.

³⁶ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

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Strategic Policies

11.1 The following sections set out the Strategic Policies which form the framework for implementing and delivering the LDP. The format and structure reflects the core elements of sustainability and sustainable development, and the four well-being objectives or themes as identified within the Carmarthenshire Well-being Plan. This allows the Strategic Policies to cross reference to the strategic objectives set out in this document as well as the relevant Well-being goals. The strategic policies will therefore be set within the following themes:

- **Early Intervention - To make sure that people have the right help at the right time; as and when they need it**
- **Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.**
- **Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.**
- **Strong Connections - Strongly connected people, places and organisations that are able to adapt to change**

11.2 It is recognised that there will be some overlap between the respective themes and their policies and as such they should be read in

conjunction with one another. Each strategic policy is accompanied by an explanatory text.

Early Intervention - To make sure that people have the right help at the right time; as and when they need it

11.3 The implications for the well-being of individuals, their families and communities is recognised within this Preferred Strategy through a focus on creating sustainable and inclusive places. This connected approach across all the themes allows long term solutions to ensure opportunities are available to maintain and enhance well-being.

11.4 It recognises that sustainable places are created from a balance of environmentally friendly, economically vibrant, and socially inclusive characteristics, that aim to benefit not only current inhabitants but also future generations.

11.5 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 1:** Strategic Growth
- **Strategic Policy – SP 2:** Retail and Town Centres

11.6 It should be noted that specific policies will be developed as part of the Deposit LDP and will as appropriate be identified within the context of the relevant theme.

11.7 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP 1: Strategic Growth

The LDP will provide for the future growth of the economy and housing requirement through the provision of following:

- a) **8,800 new homes to meet the identified housing requirement of 9,887.**
- b) **A minimum of 5,295 new jobs**

The focus on regeneration and growth reflects the Council's core strategic ambitions with development distributed in a sustainable manner consistent with the spatial strategy and settlement framework.

11.8 This Revised LDP puts at its heart the creation of a balanced and cohesive County. It recognises that to deliver this the County's role as a strong and economic driver for growth both locally and regionally, places Carmarthenshire at the centre of a prosperous and sustainable Wales.

11.9 The strategic approach builds on the corporate emphasis on regeneration and the opportunities presented through the City Deal and other regeneration and investment opportunities, whilst also recognising the opportunities presented through the rural economy and diverse needs of communities across the County. The strategy therefore, has a recognition of the role employment plays in creating a prosperous County - with appropriate growth of housing with jobs and employment opportunities.

11.10 The Council, as part of its corporate policy, placed regeneration as its number one objective. This is reflected through:

- The Swansea Bay City Deal;
- Transformations – Carmarthenshire Regeneration Plan; and
- Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2033.

11.11 This focus on job creation and investment is based on Carmarthenshire's strategic location and its regional economic role. This strategy therefore seeks to recognise and reflect this, and the corporate objectives, in supporting and creating an attractive place for workers and investors.

11.12 By ensuring that our housing growth requirements are reflective of, and are in support of our economic ambitions, it allows for a co-ordinated and integrated approach to ensure that the shared role for economic growth is not in isolation of housing and vice a versa.

11.13 This approach requires the development of a balanced set of population and household projections that challenge the Welsh Government 2014-based projections. This is to ensure there is a sufficient supply of homes to support the delivery of our economic ambitions and the needs of our communities.

11.14 The population and household trends, set through the Welsh Government's 2014-based projections, have been derived from demographic patterns during a recessionary period. We feel that they do not reflect the positive ambitions of the County and the region over the plan period. Consideration must also be given to the rates of housing completions over the preceding years, which are far above the WG 2014 projection requirements. This strategy and its growth levels are intended to be ambitious but deliverable, and reflect wider objectives than this Revised LDP alone.

11.15 This Strategy will seek to distribute growth through a sustainable settlement hierarchy derived from the preferred spatial option. It recognises the diversity across the County and its rich environmental,

biodiversity, natural and built landscape credentials. In delivering this strategy, it also recognises the role Carmarthenshire’s rural areas as well as its urban areas contribute in delivering its vision for ‘One Carmarthenshire’.

11.16 We will work closely with partners, infrastructure providers, developers, investors, and communities in delivering the Revised LDP and its strategy, policies and proposals.

SG1: Regeneration and Mixed Use Sites

Provision is made for mixed use allocations for the following sites:

| Site Ref. | Location and Proposed Uses |
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..Sites to be added

11.17 The above and their identified uses will, where appropriate be further considered through SPG in the form of development briefs. These briefs will address the development of the sites in greater detail in a comprehensive and coordinated approach ensuring that proposals are integrated in terms of the phasing of different elements and the provision of key deliverability drivers such as infrastructure provision.

11.18 Reference should be made to policy SP4 and the content of Appendix 2 – Strategic Sites, and where appropriate, regard should be had to policy SP17 - Infrastructure and policy EP1 - Water Quality and Resources.

11.19 Regard should be had to Policy EQ7 and the supporting text to policy SP14 and SP4 in relation to the potential for a likely significant effect on the marsh fritillary metapopulation of the Caeau Mynydd Mawr SAC.

SG2: Reserve Sites

The following Reserve Sites will be released for development as specified in the table below in the event that the allocated sites (identified under policies HOM1, EME1 and **SG1**) fail to contribute as expected to the delivery of the Plan’s strategy, or where there is a requirement to react to a material and significant contextual change – including (but not exclusively) changes in National Planning Policy.

The decision to release a site(s) and/or remove an existing site arising from non-delivery) will be made by the Local Planning Authority in accordance with the monitoring framework and must be subject to a resolution arising from the content of the LDP Review Report.

| | |
|-----------|------------------------------|
| Pibwrlwyd | Mixed Use (inc. residential) |
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Table of Reserve Sites

In considering the future delivery of a Reserve Site the following will apply, along with other policies and provisions of this plan:

a) Proposals for residential development on Reserve Sites (including as part of mixed use development) must:

- i. be brought forward in line with a masterplan prepared in accordance with the provisions of this Plan and cover the whole of the site (Specific reference should be made to Policy PSD2). The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
 - ii. The site does not lead to over provision resulting in the non-delivery of other identified and deliverable housing sites.
- b) Proposals for Reserve Sites incorporating employment based uses should restrict that element to B-class uses. Other non-retail commercial development will be acceptable if it is demonstrated that it would support delivery of B-class uses and the principle employment activity.**

Furthermore, development proposals should:

- Contribute towards providing Employment to contribute to the achievement of the Plan's employment objectives.
- Provide homes with a range of sizes, types and tenure, including affordable housing in accordance with Policies HOM1, and AHOM1.
- Dependent on the size of development, and in terms of the Council’s current standards, provide a range of community facilities, including schools and education facilities, health, sports and leisure facilities, provision for the emergency services and the voluntary sector to meet the needs of the new and existing residents. As far as

possible these facilities should be located close to each other in accessible locations.

- Provide a proportionate contribution to new or upgraded transport infrastructure that is made necessary by the development.

11.20 Specific evidence should be provided that clearly shows, to the satisfaction of the local planning authority, that development proposals accord with the following LDP policies:

- PSD1: Sustainability and High Quality Design
- PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
- PSD3: Green Infrastructure Network
- PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
- TRA1: Transport and Highways Infrastructural Improvements
- TRA2: Active Travel

11.21 The need for reserve sites will be closely monitored through take-up of allocated sites as part of the monitoring framework of this plan and reported through the Annual Monitoring Report arrangements. In the event that the allocated sites (identified under policies HOM1, EME1 and EMP5) fail to contribute as expected to the delivery of the Plan's strategy, then the decision to utilise a reserve site will be subject to a resolution by County Council at the time of reporting of the LDP Review Report.

11.22 The need to identify an alternative range of reserve sites is necessary to ensure that the LDP strategy provides sufficient flexibility in the event that development on allocated and existing commitments stalls. Reference is also made to the emerging National Development Framework (NDF) and potential for Strategic Development Plan. The explicit reference to Swansea Bay and Llanelli within the emerging NDF is duly noted in this regard.

11.23 The purpose of this Policy is to establish the principle of mixed use development (inc. housing) on these sites and stimulate the market to resolve issues and bring forward the sites when necessary. Whilst the sites have not been formally allocated in the LDP, any development on the site during the plan period would add further flexibility and will contribute towards the LDP's housing land and employment requirements.

Strategic Policy – SP 2: Retail and Town Centres

Proposals for retail development will be considered in accordance with the following retail hierarchy and the provisions below:

Sub Regional - High Order Town Centre **Carmarthen**

Mid Order Town Centres **Llanelli**
 Ammanford

Lower Order Town Centres **Burry Port**

 Llandeilo

 Newcastle Emlyn

 St. Clears

- a) Proposals in respect of Carmarthen Town Centre will be permitted where they accord with the provisions of Policy XXX (and the following where appropriate).
- b) The vitality, viability and attractiveness of our retail centres will be maintained and enhanced along with the range of their existing uses, including local markets. Proposals which widen the range of use and encourage convenient and accessible shopping, service, public service and employment/business opportunities will be supported.
- c) Proposals for convenience stores of an appropriate scale will be permitted in the designated Mid and Lower Order

Town Centres where they are located within or immediately adjoining the defined town centre boundary and are subject to:

- 1) The submission of an impact assessment to demonstrate that the proposal would not have an adverse effect on the vitality and viability of the existing retail centre, and
- 2) Evidence of a sequential test having been applied to the site selection.

d) Proposals will be supported which, where applicable:

- 1) Provide opportunities for independent retail and commercial sectors;
- 2) Support and do not undermine the continued retail function of the mid order town centres;
- 3) Promote and diversify the education, leisure, cultural facilities and the night-time economy;
- 4) Provide for the creation of high quality public spaces and environmental improvements including the preservation and enhancement of the distinctive local character of the historic built and natural environment, and a commitment to high quality design;
- 5) Improve places for pedestrians, cyclists and disabled including enhancing public transport, accessibility, car parking, signage and the street scene;
- 6) To protect, enhance and integrate with the green infrastructure network.

Outside of the above town centres the following forms of retail and shopping provision will be permitted:

- 1) **New non-food retail warehouse units (including garden centres, car showrooms and drive-thru coffee shops) and appropriate leisure facilities on designated retail parks where supported by:**
 - i. **an impact assessment demonstrating that the proposal would not cause harm to established town centres;**
 - ii. **evidence that a sequential approach has been undertaken indicating that there is no suitable available and sustainable sites in locations within or immediately adjoining defined town centres;**
 - iii. **evidence of quantitative, qualitative and/or other relevant need for the development;**
 - iv. **evidence of the site's accessibility to sustainable modes of transport.**
- 2) **Specialist retail and trade centre proposals within employment sites;**
- 3) **Proposals for small local convenience shopping facilities in rural and urban areas within the development limits where they are of a scale appropriate to that settlement. Rural retail proposals will be considered in accordance with policy XXX.**

11.24 The policy seeks to recognise the general pattern of provision in a traditional hierarchy of centres ranging from the small localised provision through to the larger centres providing a greater choice over a wider product range. The larger centres also act as locations for related activities

in the leisure and entertainment sphere including cinemas and restaurants etc. and for commercial office uses including solicitors, accountants and estate agents etc.

11.25 In general, local provision represents goods and services required on a day-to-day basis (convenience items) and for which residents may make short journeys frequently, whilst the larger centres not only provide such facilities but also more specialised items (comparison goods) sought less frequently and for which shoppers are prepared to travel further. Traditionally, shopping provision has evolved in a hierarchy of centres with overlapping catchments reflecting their size and importance.

11.26 It is this pattern of retail provision which characterises Carmarthenshire with the traditionally larger centres of Carmarthen, Llanelli and Ammanford historically serving larger catchment areas with a broad and specialised range of goods and items.

11.27 In defining a retail hierarchy, regard is had to the respective roles and functions of the larger towns and small villages. In this respect it is acknowledged that whilst the range of shopping provision throughout the hierarchy plays an essential role, the Principal Centres of Carmarthen, Llanelli and Ammanford, provide the focus of town centre based retail activity. However, it is also recognised that each of these centres perform different roles within the context of their communities and wider

geographical functions. In this respect, Carmarthen fulfils a sub-regional function whilst Ammanford, for example, is more focused on serving its surrounding communities.

11.28 It is acknowledged however, that despite their inherent differences each centre has, and is experiencing different challenges as the future role of the high street changes in response to different retail pressures. In this respect TAN4 makes provision for the application of appropriate policies to those centres based on their characteristics and issues of sustainability. In responding to this locally-driven approach, variations in respect of what constitutes a higher and lower order centre allows for a more focused but flexible response based on their different scales and characteristics. It also enables the Plan to respond to changing economic circumstances and to seek to address variations in retail performance.

11.29 In characterising higher order retail and commercial centres, TAN4 identifies them as being accessible to a large number of people, and the scale and diverse range of uses present will reflect the needs of a population – this is normally greater than the local community. With such centres typically characterised by combinations of shops, offices, financial & professional services, food and drink establishments, hotels, education facilities, entertainment and leisure, non-residential institutions as well as residential (TAN4 para. 4.2).

11.30 Alternatively, lower order centres are characterised by smaller scale provision and fewer uses with the intention of primarily serving the needs of a local community. These would typically include shops, financial & professional services, food and drink, and non-residential institutions of an appropriate scale, but depending on the centre may include other uses (TAN4 para 4.3).

11.31 In relation to the previous status of both Llanelli and Ammanford it is clear that their high streets have experienced challenging times with both retaining important, albeit slightly diminished retail roles. In further considering where their future along with that of Carmarthen may lie in terms of the retail hierarchy, it is important to consider how they will develop and their future role as well as how the Plan seeks to respond to a potential decline in that centre.

11.32 Whilst not immune to those challenges, Carmarthen has retained a sub-regional role and has a strong national presence on its high street as well as a variety of local stores. The centre continues to serve a range of needs for the population beyond its local community. In this respect it is readily characterised as a higher order retail centre by the provisions above.

11.33 In relation to both Llanelli and Ammanford, the occupation of the town centre by national operators remains at a reduced level and with the

town centre offer increasingly reflective of one that serves a more localised community. This coupled with the challenges around turnover of retail units, and issues around vacancy rates, requires a re-evaluation of their previous high order centre status. Both Ammanford and the Llanelli town centres have attracted significant interventions in regeneration terms, with Task Forces established to face some of the challenges prevalent in both centres, with the latter also being subject to a focused Local Development Order.

11.34 The changing dynamics within the retail offer for both these centres brings added focus on the need for the hierarchy and the retail policies to provide a locally driven response to their issues. Consequently, the hierarchy has been established with appropriate policies to allow for different types of retail and commercial context between the Plan's three Principal Centres. These will allow a more flexible approach in relation to how these centres develop in the future.

11.35 The smaller towns or market towns of, for example, Newcastle Emlyn, Llandeilo and St Clears with their smaller local catchments typically meet local needs with some specialised provision. This is supplemented by often larger villages which may provide essential items required to meet day to day needs.

11.36 Similarly to many areas, out-of-centre shopping with large retail warehouses (including bulky goods) has participated in changing retail trends and have in certain instances challenged the vibrancy and role of existing and established town centres. Whilst these challenges are recognised it is also noted that they can present opportunities in broadening the retail offer.

11.37 The retail strategy of the LDP reflects the social, economic and environmental principles of sustainable development which underpins the Plan. It also seeks to reflect the changing nature of retailing and the need for traditional town centres to adapt to such changes. The Strategy seeks to:

1. Protect and enhance the roles of the retail centres to ensure their continued attractiveness as town centres, shopping, commercial and leisure destinations and to protect local retail provision established in the county as well as the local businesses behind them. The challenge will be to maintain their competitiveness and market share whilst understanding the needs of each centre and their respective role and contribution in retail terms;
2. In smaller lower order centres, ensure that local communities have reasonable access to a satisfactory range of high street facilities and services, particularly convenience goods (food and other essential day-to-day requirements); and,

3. In the larger villages, maintain the viability of the village shop and other local facilities.

11.38 The Updated Retail Study (2015) for Carmarthenshire examined retail issues across the County and assessed the capacity for growth across the retail sectors. It was prepared to provide evidence in respect of policy formulation and to inform the identification of a retail hierarchy for the Plan area to guide decision making, as required by PPW. Consequently, the "town centres first" principle in tandem with a sequential approach to the selection of sites will be used to promote town centres as the principal locations for new retail, office, leisure and health facilities. In doing so, the aim will be to create more reasons why people should visit such centres with a resultant increase in social and economic activity thereby retaining its viability.

11.39 Allowing for the variations in the hierarchy, retail will be expected to continue as the principal activity in all three sub-regional and mid order centres. However, this is only one of the factors which contribute to their wellbeing. Retail policies cannot be divorced from the broader functions of the larger towns as centres for other services and facilities, including food and drink establishments (cafes, restaurants, public houses, etc.) and commercial leisure developments. This diversity of uses in town centres assists in promoting their continued viability and - particularly with regard to

leisure and residential uses - contributes to the vitality of a successful evening economy and their role as living town centres.

11.40

11.41 Provision outside the sub-regional and mid order centres, including local village shops, make an important contribution to the retail function of Carmarthenshire. In this respect, those centres fulfilling a convenience retail need and smaller scale day to day shopping need provide diversity consistent with the objectives of sustaining communities and minimising the need to travel. These settlements and their retail offer can complement the established retail function of those higher up the hierarchy as well as contributing to the implementation of the Plan's Strategy. Proposals for convenience retail outside of the town centre boundary in such centres will be required to appropriately evidence the retail need so as to ensure the retailing activities within the town centres are not undermined.

11.42 The LDP policies also seek to ensure that retail, non-retail and leisure developments are located in the most appropriate locations. Generally, the most appropriate locations are within existing centres, which are accessible by a range of means of transport, and can promote linked trips to other uses in the centre. Developers will be required to search thoroughly for sites within centres before considering less centrally located ones.

11.43 Further guidance in respect of national planning policy is contained within PPW: Edition 10 - Chapter 4 Active and Social Places and within TAN4 Retailing and Town Centres.

11.44 PPW Ed. 10 gives specific recognition for the role local and village shops and public houses play within communities and the potential impact of their loss. Consequently, reference should therefore be made to policy XXX below.

11.45 Proposals for retail activity within rural Carmarthenshire should be considered in accordance with policy XXX.

11.46 Town Centres are not always capable of accommodating particular types of retailing such as bulky goods owing to the requirements for large sites and buildings and the implications for traffic generation and parking. As a consequence, such outlets have been permitted in out-of-centre locations in accordance with national guidance, either in the form of individual units or collectively on retail parks. In view of the increasing pressures for such outlets, the Revised LDP seeks to address the issue of retail parks and defines the criteria to be applied to prospective developments. In this respect, the policies relating to retail parks promote the co-location of appropriate retail facilities and reducing the proliferation of separate retail destinations within the County. Such a strategy is more

sustainable in transport terms, and will allow retail businesses to benefit from the collective attraction of co-location.

11.XX The Plan recognises that certain types of retail and leisure facilities cannot be suitably accommodated within town centre locations and that Regional Centres (Retail Parks) can play a role in accommodating this need. However, the scale, type and location of retail development should not undermine the attractiveness, vitality and viability of existing town centres.

11.47 A sequential approach should be adopted which means that first preference should be for existing town centre locations as listed in the retail hierarchy, and then for sites immediately adjoining town centres. If there are no suitable available sites in these locations, only then may development in other non-town centre and edge of centre locations including but not exclusive to the following existing regional centres (retail parks) will be considered:

Regional Centres: (Retail Parks)

- Stephens Way and Parc Pensarn, Carmarthen;
- Parc Trostre and Parc Pemberton, Llanelli;
- Cross Hands Retail Park.
-

11.48 Carmarthen and Llanelli have significant retail provision on retail parks located outside of the respective town centres. The principal retail parks in Carmarthen are at Stephens Way and Parc Pensarn which provide for a range of bulky and non-bulky goods.

11.49 Llanelli is served by Parc Trostre and Parc Pemberton with the former exhibiting a large number of units predominantly occupied by 'high street multiples'. Parc Pemberton is by contrast mainly focused around DIY, electrical and furniture reflecting a bulky goods restriction which does not apply to Parc Trostre.

11.50 The retail park at Cross Hands, whilst smaller in scale to those in Carmarthen and Llanelli, provides an important complementary role to the town centre provisions in Ammanford through its predominantly DIY, electrical and furniture offer.

11.51 The applicant will be required to submit an impact assessment to demonstrate that the proposal would not cause harm to established town centres. The assessment should also take into consideration the cumulative effects of recently completed development and outstanding planning permissions. The assessment should outline the type of retail offer proposed by the applicant and how this could impact upon competing retail provision which exists in the nearby town centres and whether it could result in the diversion of trade from the town centre.

11.52 New proposals will be required to clearly demonstrate that there is additional need for new retail warehouse units offering the range of goods anticipated.

RTC1: Carmarthen Town Centre

Proposals will be permitted where they maintain and enhance the vitality, viability and attractiveness of Carmarthen Town Centre.

Retail and applicable leisure uses, which maintain, enhance and diversify the town centre should be sequentially located within the Primary Town Centre Retail Area. Proposals for the development of retail frontage for non-retail uses within the Primary Town Centre Retail Area will only be permitted where it would contribute to maintaining and enhancing the vitality and viability of the area's retail function.

Proposals for retail and other town centre uses, which support its growth as a sub-regional retail town centre (including leisure, civic, cultural, education, business, health and residential) within the Secondary Town Centre Retail Area will be permitted where they would not:

- a) **undermine the retail function of the centre, or have a detrimental effect upon the vitality or viability of the area; and**
- b) **create a level of non-retail ground floor frontage detrimental to the retail character and function of the area.**

Regard should be had to the provisions of Strategic Policy SP2.

11.53 The revised LDP seeks to consolidate the role of Carmarthen as a sub-regional retail centre serving wider catchment areas for comparison retail. In this regard, it has a history as a well performing town centre with a strong retail offer. In this respect the policy seeks to safeguard its retail role whilst reflecting the changing nature of the high street and shopping habits.

11.54 A large market town, Carmarthen serves a wide range of communities both locally and within the broader region offering a mix of national high street names with smaller local and niche retail stores. Its retail and commercial offer has been enhanced in recent years through the development of St Catherine's Walk which is anchored by a Debenhams store and the multi-screen cinema, which adds to the centre's commercial and leisure offer and visitor appeal.

11.55 The policy, through the designation of Primary and Secondary town centre retail areas recognises that the important role of retail (A1) uses and the proportion within these areas.

11.56 It also recognises the benefits of a diversity of uses in town centres. However, a high prevalence of non-retail provision, particularly within the **Primary Town Centre Retail Area**, can be to the detriment of the area resulting in a reduced retail offer and the creation of "dead frontages"

removing the interest for passing shoppers and reducing footfall. The policy seeks to ensure that the retail frontage, retains the attractiveness of the current diversity of uses.

11.57 In this respect, the main function of the **Primary Town Centre Retail Area** is retail (A1) with the **Secondary Town Centre Retail Area** representing the principal areas where other town centre services such as leisure, restaurants, financial services etc., which add interest and vitality, should be located.

11.58 Proposals involving the change of use and / or re-development of a ground floor frontage to residential use are not considered compatible with a 'town centre' location.

11.59 Areas defined as **Secondary Town Centre Retail Area** generally relate to those streets which are adjacent to, and/or link areas of **Primary Town Centre Retail Area**. In setting out the considerations in respect of non-retail proposals, the policy allows and encourages a diversity of uses in town centres beyond the **Primary Town Centre Retail Area**. The Revised LDP seeks to strike a balance between protecting the overall retail character of the town centre and providing a diversity of uses. In so doing, it is recognised that its character and identity is augmented by the presence of independent traders operating from the more peripheral streets and in locations and that these can be susceptible to competition. It is however

Recognised that diversification enables other beneficial, economic uses to complement the retailing presence and to maintain the physical fabric and appearance of streets and buildings which may otherwise be susceptible to decline.

11.60 The potential for appropriate diversification within the town centre retail area enabled through this policy, provides for the contribution these areas can make in increasing its overall attractiveness. The introduction of complementary retail, leisure and business offers can contribute to a broader appeal, nevertheless, the policy recognises the importance of a strong retail element and seeks to maintain the vitality and viability of the towns retail offer.

RTC2: Protection of Local Shops and Facilities

Proposals which would result in the loss of a local shop or service (including Public Houses) outside of the Town Centres identified within Strategic Policy SP2 will only be permitted where:

- a) Its loss would not be detrimental to the social and economic fabric of the community;**
- b) There is another shop or service of a similar compatible use available for customers within the settlement or within a convenient walking distance.**

In the absence of an alternative provision, proposals resulting in the loss of the local shop, or service will only be permitted

where all reasonable attempts have been made to market the business for sale or let over a 12 month period and have failed.

11.61 In seeking to define and create sustainable communities the Plan identifies and recognises the contribution of local services. These include such facilities as shops, post offices, public houses, petrol filling stations, which will contribute to the future viability of settlements and communities, both in terms of providing a service but also in offering 'meeting places' where community interaction can occur and community spirit can be enhanced. Moreover, the LDP supports local retail provision and the economic benefits which they present within the communities with regards their

11.62 The Council also recognises the importance of community facilities and services where there is a strong local dependence on them. Such services are vital to the economic wellbeing of the communities and also promote social inclusion, particularly amongst the less mobile members of a community.

11.63 It is acknowledged that the rural settlements are the most vulnerable to the loss of such facilities. Factors such as demand and the high value of residential land in the rural areas, often results in pressure from property owners to change the use or redevelop such facilities for residential purposes, even where the business is thriving. The income from a shop or other activity may be less than can be gained from an alternative

development. This policy seeks to moderate pressures for change by ensuring that unless there are reasonable alternative facilities, and if the shop or facility is viable at appropriate rent levels, then its loss will not be allowed.

11.64 Whilst the policy seeks to protect against the loss of facilities, provision is made for those circumstances where it can be demonstrated that such facilities are no longer needed or are not viable.

11.65 A walkable distance for the purposes of this policy is as contained within the Manual for Streets: Department for Transport/Communities and Local Government/WAG – 2007¹. This identifies that ‘Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot’.

11.66 Marketing of premises for the purposes of this policy can be defined as advertised within an appropriate industry publication or where appropriate, through local estate agents over a reasonable period and for a reasonable price.

RTC3: Retail in Rural Areas

Proposals for ancillary small scale shops or extensions to existing shops outside development boundaries will be permitted where they conform to the following:

- a) It represents a subordinate element of an existing business activity on the site;**
- b) It will not result in significant harm to the viability of nearby village shops;**
- c) It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape;**
- d) It is accessible via sustainable means of transport;**
- e) Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.**

11.67 Proposals for new shops in rural areas which are ancillary to other uses can often provide an important contribution to the rural economy. Such provision, be they in the form of farm shops (that will help to meet the demand for fresh produce), craft shops and shops linked to petrol stations, not only service a local requirement but are also a source of employment.

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11.68 Whilst such provision has the potential to provide a service to rural communities it must be reflective of its rural context. In this regard, the shop should be related to and subordinate to an existing business.

11.69 It is recognised that shops in rural areas can create additional employment opportunities and aid rural economic diversification as well as providing a service to local communities.

11.70 The Council may seek to use planning conditions to limit the range of goods sold or restrict the amount of floor space where appropriate, to prevent any significant harm to nearby retail activity. Regard will also be had to the potential for the proposal to operate on a seasonal basis where it is not desirable for it to operate throughout the year.

Shops ancillary to other uses, such as farm shops that will help to meet the demand for fresh produce, craft shops and shops linked to petrol stations, can as identified play an important role in rural areas by providing new sources of jobs and services. However, in assessing such proposals the regard will be had to the potential impact on nearby retail and commercial centres and notably village shops². Consideration will be given to the use of planning conditions to limit the range of goods sold or restrict the amount of floor space if this allows the development to proceed.

² Planning Policy Wales: Edition 10 – paragraph 4..3.42

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

11.71 The recognition of the issues (including poverty and deprivation) facing both rural and urban parts of our County within this Plan is implicit as part of its “One Carmarthenshire” ethos. To this end, this Plan seeks to tackle these issues by maximising opportunities for everyone to maintain and/or increase their sense of wellbeing.

11.72 These opportunities include the provision for new homes (including affordable homes) and jobs, as well as steering new investment and infrastructural priorities – whilst also respecting the County’s social fabric (including the Welsh language) and its sense of place.

11.73 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 3:** Providing New Homes
- **Strategic Policy – SP 4:** Affordable Homes
- **Strategic Policy – SP 5:** Strategic Sites
- **Strategic Policy – SP 6:** Employment and the Economy
- **Strategic Policy – SP 7:** Welsh Language and Culture

- **Strategic Policy – SP 8:** Infrastructure
- **Strategic Policy – SP 9:** Gypsy and Traveller Provision
- **Strategic Policy – SP 10:** The Visitor Economy
- **Strategic Policy – SP 11:** Placemaking, Sustainability and High Quality Design

11.74 It should be noted that specific policies will be developed as part of the Deposit LDP and will as appropriate be identified within the context of the relevant theme.

11.75 The following policies seek to support the delivery of the Plan’s strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP 3: A Sustainable Approach to Providing New Homes

In order to ensure the overall housing requirement of 9,887 homes for the plan period 2018-2033 is met, provision is made for 10,480 new homes in accordance with the settlement framework.

The sustainable approach to the provision of new homes reflects the following principles:

- a) Creating places through the identified settlement framework reflecting the character and context of that cluster or settlement;**
- b) Allocating sites for new homes within, and on the edge of, established settlements;**
- c) Supporting windfall residential development at appropriate sites within settlements, with a focus on the re-use of previously developed land; and**
- d) Provision of appropriate affordable housing opportunities to meet identified local need.**

Proposals within the defined development limits of settlement boundaries will be permitted subject to the policies and proposals of this Plan. There will be a presumption against inappropriate housing development outside of the defined limits except where they are subject to policies of this Plan.

11.76 It is an aim of the Plan to facilitate the delivery of the required number and range of quality new homes, which will meet the identified housing needs of our future generations.

11.77 The Plan's Strategy and its sustainable approach to the provision of new homes has been formulated on the basis of sustainable development principles. This accords with the goals and aspirations of the Well-Being and Future Generations Act and national planning policy³. It is focussed on meeting housing needs across the county's diverse communities in a way which is sustainable, respects the environmental qualities of the County and its cultural and Welsh language characteristics.

11.78 Through its policies the LDP seeks to promote a sense of place through cohesive communities that are attractive, safe, well connected, and offer a range of opportunities for accessing services noting the rural character of parts of the area.

11.79 The housing requirement figure for the County is based on the Population Growth (PG) - Long Term projections scenario. This scenario projects a housing requirement which would support the economic ambitions of the County through supporting job creation, and re-address the imbalance of an ageing population within Carmarthenshire. The

³ Planning Policy Wales: Edition 10

rationale for using this preferred growth option also considers the past build rates within the County over the previous 10 years and allows an ambitious, yet sound basis, on which to deliver the Council's overall strategic aims.

11.80 This Plan factors in a number of various contributors to meet this housing need, together with a flexibility (uplift) to ensure that the overall aim of the strategic policy to provide new homes is met. The housing supply is made up of the following components: ⁴

- Housing Allocations (over 5 homes)
- Windfall and Regeneration Allowance
- Small Site Component (less than 5 homes)
- Windfall Component (5+ Homes)
- Flexibility (6%)

Housing Allocations

11.81 A key source in meeting the identified housing land requirement is through sites allocated for residential development within the LDP. These housing allocations will be identified within the specific housing policies, or included as part of mixed use allocations.

11.82 The specific policies will consider the developments which have been commenced / committed since the base date of the revised LDP, and they will be monitored through the work undertaken as part of the Joint Housing Land Availability (JHLA) Study.

Windfall

11.83 The windfall allowance is made up of the below two factors:

- The first relates to the potential contributions of sites of less than five dwellings (small sites) within the defined settlements.
- Secondly, there will be a windfall allowance through sites of five or more dwellings which have traditionally made an important contribution to housing delivery within Carmarthenshire.

11.84 Existing windfall sites which make a contribution in the adopted LDP may be considered as housing allocations within the revised LDP, provided that the homes are completed after the base date of the revised LDP, and that evidence is provided to show its potential deliverability.

11.85 Within the development limits of settlements identified within policy SP16, there may be opportunities for appropriate development. In this respect it is acknowledged that opportunities may emerge on unallocated sites for 5 or more units as well infill on small unallocated sites. Such developments will be considered on their individual merits and against the

policies and proposals of this Plan. It is recognised that it is not always practicable or appropriate to allocate every site for development within the Principal Centres and Service Centres. Indeed within smaller settlements there will often be sites suitable for development which are not identified as allocations – with their contribution to housing land supply identified through the windfall allowance.

HOM1: Housing Allocations

Land has been allocated for residential development for the plan period 2018 – 2033 at those locations as set out below, and as depicted on the Proposals Map.

Proposals for the residential development of allocated housing sites submitted in the form of a Full Planning application or as a Reserved Matters application should be accompanied by a layout of the proposal in its entirety to ensure the site is developed to its full potential. Reference should also be had to policy XX in relation to masterplanning requirements.

(Insert Table of sites)

The housing land allocations identified through this policy and other provisions of this Plan seek to satisfy the housing land requirements for the County, with their distribution directing them to those settlements in a manner consistent with the overall strategy of the Plan and the principles

of sustainability. The Plan however seeks to achieve this through a structured hierarchy and distribution of growth, in a manner which sees the majority of the housing land requirement focused on the sustainable centres of Carmarthen, Llanelli and Ammanford/Cross Hands. Further allocations are distributed across the remainder of the hierarchy.

Development densities have been calculated based upon an initial standard of 30 per ha within the growth areas, 25 per ha for the service centres and local service centres, with 20 per ha utilised within the sustainable communities. They have however also had reference to site by site considerations and have been informed by the form of a settlement in terms of whether it is predominantly urban or more rural in context. It also takes into account settlement and the site characteristics and site development factors.

These nominal densities have, where appropriate, been amended to reflect local and site circumstances such as topography and physical constraints, and are intended to be indicative. It is anticipated that they will be subject to further consideration at application stage.

In formulating proposals, site layout design should relate to adjacent sites and regard should be had to the policies and provisions of this plan and other relevant design principles.

The Plan will be supported by an Infrastructure Delivery Plan which provides further detail of the phasing, funding and delivery of infrastructure required for each allocated site. In this respect proposals will be required to incorporate appropriate phasing. This will be informed not only by the Infrastructure Delivery Plan but also policy requirements and mitigation in relation to potential impacts on the Welsh language and biodiversity.

HOM2: Housing within Development limits

Proposals for housing developments on unallocated sites within the development limits of a defined settlement within Tiers 1, 2 and 3 will, be permitted, provided they are in accordance with the principles of the Plan’s strategy and its policies and proposals.

11.86 Sites capable of accommodating five or more dwellings feature as allocated housing sites in the Plan (refer to Policy **HOM1**). However, within the development limits of defined settlements, there may be opportunities for small scale development including infill on small unallocated sites. Proposals should reflect the character of the area and be compatible with the provisions of the Plan.

11.87 The policy recognises that it is not always practicable to allocate for development on every potential site particularly within the Principle Centres and Service Centre settlements. Smaller settlements will often include sites potentially suitable for development which are not identified

as allocations. The contribution of such sites to housing land supply is identified through the windfall allowance. Within the settlement hierarchy, land that has not been allocated is referred to as a windfall site in relation to housing development. Windfalls will be permitted where the proposal accords with the above policy and other policies in the LDP

HOM3: Homes in Rural Villages

In those settlements identified as rural villages under policy SP16, proposals for 1 or 2 dwellings (per application) will be permitted for the following:

- **minor infill resulting from the filling in of a small gap between existing dwellings, or residential redevelopment;**
- **logical extensions and rounding off of the development pattern; or**
- **conversion to residential or the sub-division of large dwellings.**

Such proposals will be subject to detailed planning considerations (including the guidance for the identification of suitable plots set out within the supporting text to this policy), and will only be permitted where there are no unacceptable adverse impacts on character and form of the village and of the surrounding landscape.

In exceptional circumstances planning permission may be granted for up to 4 dwellings on an infill site that demonstrably fits in with village form and is not prominent in the landscape. Such proposals will not be considered acceptable where they result in the loss of an important open space or gap in development.

Proposals beyond a 20% increase over and above the number of existing homes in the settlement as at the LDP base date will not be permitted except where they conform to Policy XX in relation to the provision of affordable homes.

11.88 The settlement framework for the Plan area identified in Strategic Policy SP16 recognises and reflects the area's diversity and that of its communities. In identifying the Rural Villages the Plan seeks to make provision for those settlements which make an important contribution within their community.

11.89 These are often settlements which will have previously exhibited certain services and facilities but which may no longer exist. Whilst therefore it may be argued that their role and function has diminished, they still represent an established community that offers opportunities for small scale and appropriate new homes within rural settings.

11.90 Such provision in itself makes an important contribution to rural areas, their communities and their economies.

11.91 This part of the Plan's rural policy framework seeks to establish a flexible but controlled approach to the delivery of new homes within those settlements defined as rural villages. It ensures that there are appropriate small scale opportunities to support the rural communities and to meet the

need for new homes in rural parts of Carmarthenshire at a scale and at locations which maintain the essential character of the countryside.

11.92 In order to reflect the rural character and to prevent unacceptable and potentially detrimental levels of growth a cap of no more than a 20% increase over and above the existing homes in the settlement will be allowed. Existing planning permissions where they remain valid post plan base date (1st April 2018) will contribute as an existing home. This reflects the potential for any valid permission to contribute to the provision of new homes during the Plan period.

Note: Guidance on Acceptable Plots

1. Gap sites within these rural villages will generally take precedence over other locations (typically these are sites with built development on either side);
2. Where appropriate, sites adjoining a rural village are also acceptable. Such sites will be required to adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to gap sites) will be considered in respect of the following:
 - there is an existing physical or visual feature which provides a boundary for the group - reducing pressure for unacceptable ribbon development or rural sprawl;

- where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group;
3. Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable;
4. Proposals which are located beyond clear physical features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.) will not be considered acceptable.

11.93 Further guidance in the form of SPG will be published to support the interpretation and application of the above and the policy. The guidance will form part of a suite of SPG to support the support on the design and siting considerations in general and will enable proposals to effectively integrate with, and contribute to the development of cohesive and sustainable communities.

HOM4 - Homes in Non Defined Rural Settlements

Proposals for new single homes in hamlets, or groups of dwellings (as defined within the supporting text below) which are not identified under Strategic Policy SP16 will be permitted where they meet a local need for affordable housing and conform to the following:

- a) The site is a small gap capable of accommodating only a single residential unit between existing dwellings, or is an appropriate rounding off of the development pattern;**
- b) The development is of a scale that is consistent with the character of the settlement;**
- c) The proposal will not result in an intrusive development in the landscape, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement or group of dwellings;**
- d) The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house and the number of bedrooms;**
- e) That the occupancy of the dwelling is restricted both on first occupation and in perpetuity to those who have a need for an affordable dwelling.**

Development within each hamlet or group of houses will be limited to no more than 2 local affordable needs dwellings.

11.94 In providing for our rural areas and their communities the policy seeks to reflect the important role affordable housing can play in meeting the specific needs of a locality. The aim is to allow for development in the countryside of a scale and at locations which maintain the essential character of rural Carmarthenshire whilst providing for the housing needs of local people.

11.95 It is also noted that such provision needs to be delivered within the backdrop of a national agenda centred on sustainability with placemaking at its heart. In this respect reference is made to the provisions of PPW

11.95 Policy 10 which requires that all residential development away from existing settlements or centres be strictly controlled. The policy therefore in reflecting the provisions of national policy restricts local affordable need dwellings in rural areas to established hamlets or groups of dwellings. It also seeks to restrict the potential number of such dwelling to no more than 2 local affordable needs dwellings. This restriction applies to existing planning permissions where they remain valid post plan base date (1st April 2018).

11.96 Whilst the Revised LDP in its preparation is supported by a robust evidence base it is acknowledged that details of need changes over time. In this respect indicators of need will vary throughout the LDP period. Consequently, it is recognised that current indicators of local affordable housing need will evolve over the Plan period as such proposals will be required to submit supported by evidence demonstrating that the specific need and ensure that the proposal provides for the size, type and tenure of houses required. Proposals to meet speculative local need application will not be considered, rather they should relate to an identified need from individuals/families within the specific area.

11.97 Where available parish-wide housing needs surveys should be utilised in providing this evidence. Alternatively, other forms of evidence may be considered appropriate including Strategic Housing Market Area Assessments and local needs/Lettings registers.

11.98 Occupancy controls will be imposed to ensure that the benefits of affordability are preserved in perpetuity for subsequent occupiers.

Definition: Non-defined rural settlements are those consisting of a group of 5 existing dwelling houses. Regard will be had to the Guidance on Acceptable Plots set out under policy XXX.

Definition: All new affordable local need housing will be restricted to those who can demonstrate they have a need to live in the Locality and are in Affordable Housing Need. In practice the occupant must satisfy one of the following criteria:

- The person is continuously resident in the Locality defined for three years immediately prior to occupation; or
- The person has been in continuous employment in the locality defined for at least the last 12 months immediately prior to occupation; or
- The person is a former resident who wishes to return to the locality defined having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or
- The person is currently in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the Locality defined for at least three years; or

- The person needs to live in the locality defined because they need substantial care from a relative who lives in the locality defined, or because they need to provide substantial care to a relative who lives in the locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person is a former resident who lived in the Locality defined for three years and then lived outside the locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure.
- The person is a person who:
 - (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application;
 - (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where - (i) The spouse or civil partner has served in the regular forces; and (ii) Their death was attributable (wholly or partly) to that service; or
 - (c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service and, housing for local affordable need is also restricted to:
 - Those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, and

- Needs to move from accommodation which is shared, temporary, overcrowded or has significant hazards. Regard should be had to the relevant housing legislation, or
- Needs to be housed as a result of leaving tied accommodation, or
- Is an older person or disabled and needs to move to more suitable accommodation due to medical conditions.

HOM5: Conversion or Subdivision of Existing Dwellings

Proposals for the conversion or sub-division of appropriate dwellings into flats or dwellings of multiple occupation, will be permitted where:

- a) It would not result in an over-intensification of use;**
- b) Suitable parking provision is available, or made available;**
- c) The architectural quality, character and appearance of the building is, where applicable, safeguarded and its setting not unacceptably harmed.**

11.99 This policy seeks to reflect the potential of conversion opportunities in appropriate existing dwellings as alternatives to new build. Such opportunities can often provide additional range and choice to the housing stock and offer alternatives for property owners, where single occupancy of larger dwellings is no longer appropriate.

11.100 Extensions should be subordinate to, and compatible with the size, type and character of the existing dwelling and not result in over development (reference should be made to policy XXXX: Extensions).

Proposals will where appropriate be encouraged to incorporate the re-use of materials as part of any development.

HOM6: Specialist Housing

Proposals for new care home development, and extensions to established specialist housing facilities, will be permitted within or directly related to the development limits of defined existing settlements (Policy XXXX) where:

- a) It reflects the needs of the proposed occupants in respect of their safe and convenient access to shops, services, community facilities and public transport or active travel routes; and,**
- b) It provides a suitable and appropriate quality, design and type of accommodation as well as the level of support and care for the intended occupiers**

Proposals for specialist housing outside the defined development limits will only be permitted if it can be demonstrated that they are viable and sustainable and where:

- c) It is ancillary to an existing care home and not disproportionate to it in scale; or,**
- d) It represents the appropriate conversion of an existing property, which is suitable to the needs of the proposed**

occupants and accords with both criterion a) and b) above.

11.101 The changing age profile with its continued projected move towards an ageing population over the plan period has the potential to result in an increased requirement in respect of 'residential care homes'. Whilst certain requirements for assisted living or support needs will be addressed through adaptation of existing homes or through existing facilities, the need for the Plan to provide for the consideration for new care homes is recognised. Consequently, this policy seeks to provide a framework for considering proposals to make appropriate allowances for the needs of those requiring care.

11.102 For the purposes of this policy, the definition of residential care homes relates to nursing homes, sheltered housing, extra or close care housing (wardened), retirement facilities reflecting continuing care needs and other facilities where care is provided. Where a care home is proposed on a site allocated for residential use in the Plan, consideration will be given to the nature of the proposal and its suitability for the proposed location. The level of independence of residents will be an important consideration with 'closed door' homes not generally being considered appropriate.

11.103 The inclusion of care homes within or adjacent to the development limits ensures that residents have opportunities to integrate into the

community with the developments forming part of the urban or built form. Community facilities and services for the purpose of this policy are defined as GP surgeries and shops. The accessibility of such infrastructure and facilities represent an important element of residents' needs.

HOM7: Renovation of Derelict or Abandoned Dwellings

Proposals for the renovation of derelict or abandoned dwellings outside the Development Limits of a defined settlement (Policy xxx) will be permitted where:

- a. It can be demonstrated that a significant part of the original structure is physically sound and substantially intact requiring only a limited amount of structural remedial works;
- b. The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure;
- c. There are no adverse effects on the setting or integrity of the historic environment.

In exceptional instances where it can be demonstrated that the original dwelling played a recognised and significant role in the history, culture, and development of Carmarthenshire, the use of photographic or documentary evidence may be accepted as a means to illustrate the original details of the dwelling

11.104 The renovation of abandoned dwellings can make a small but important contribution to the needs of an area. The architectural value of a number of derelict or abandoned dwellings often reflects the traditional vernacular and should be recognised in the submission of such proposals. Extensions, access requirements or other aspects associated with the proposal should be sympathetic to the character of the original building and the landscape. Proposals which seek to make a positive contribution to the landscape qualities of the area will be encouraged.

11.105 Proposals which fail to satisfy the above (including re-build) will be considered as development in the open countryside and determined accordingly

HOM8: Residential Caravans

Proposals for individual residential caravans will be permitted where:

- a. The caravan is required to temporarily house an essential worker, in agriculture, forestry or other appropriate employment undertaking who must live on the spot rather than in a nearby settlement; or,
- b. The caravan is temporarily required in conjunction with the construction of a single dwelling on a self-build plot, or during the construction of a replacement dwelling; and,
- c. The caravan or mobile home will be located close to other buildings where possible and will not cause

- significant access, parking, infrastructural or amenity problems; and,**
- d. They will not have an unacceptable adverse impact on the Plan's wider landscape or nature conservation objectives.**

11.106 The siting of a caravan/mobile home required in conjunction with the above will be conditioned to ensure its removal once its operational requirements have ceased. The period of any temporary consent will be assessed against the particulars of each application. In the case of deciding the timescale required for the siting of caravans/mobile homes in connection with the construction of a self-build dwelling, the duration of expected construction work will be the determining factor.

HOM9: Ancillary Residential Development

Proposals for ancillary residential accommodation in the form of an annexe will be supported where:

- a) It is to be used solely either by an independent relative or an individual with a reliance on the household, where an element of independence is to be provided; Reliant in part on the main dwelling for facilities;**
- b) Complementary to the main dwelling and strictly limited in terms of size, scale and floor area to reflect the needs of the user;**
- c) Located within the existing curtilage of the main dwelling with no separate garden area, vehicle access, or segregated car parking; and**

- d) Designed to be subordinate to, and respects and enhances the character of, the main dwelling.**

Proposals for such accommodation should be physically attached and designed as an extension to the main dwelling with a linking internal doorway(s), and no separate external entrance on the principal elevation.

The accommodation will only be permitted where it is in the same ownership as the main dwelling. Future occupancy will be tied to the beneficial ownership of the main dwelling by means of a S106 agreement and/or Unilateral Undertaking.

11.107 Ancillary residential accommodation can provide a valuable function enabling a relative to live with their family whilst maintaining a degree of independence. Such accommodation however requires a level of control to ensure that it serves an ancillary function and does not result in the creation of a separate self-contained dwelling.

11.108 Any proposal should reflect its ancillary function and not include the full range of facilities associated with an independent dwelling nor should it be designed in a way that would make it capable of being converted or occupied as an independent dwelling. Proposals should be designed to reflect the occupant's identified essential needs, with basic provisions reflective of its ancillary purpose. In respect of a single

occupant this would normally consist of one en-suite bedroom and a living area with small kitchenette.

11.109 The annexe will be required to be in the same ownership as the main dwelling with any application accompanied by details on its occupants, including their relationship and/or dependency with the main dwelling occupants, and ownership details of the annexe.

11.110 Annexes will normally only be permitted in the form of an extension to the main dwelling. In the case of the conversion of existing outbuildings within the curtilage of main dwelling. Regard will be had to the need of the occupant in respect of the size of any outbuilding proposed for conversion. In this regard it may only be acceptable to convert part of the building to ensure the conversion provides only limited facilities commensurate with its ancillary purpose.

11.111 The annexe should not displace an existing use which would require the construction of a further alternative building to enable that use to continue. New build detached annexes will only be considered where it is satisfactorily demonstrated that an extension or conversion is not appropriate or possible, and will not be permitted at locations outside of the defined settlement limits.

Strategic Policy – SP 4: Affordable Homes Strategy

The Plan will maximise the delivery of affordable homes up to 2033 through the provision of a minimum of XXXX affordable homes.

11.112 Affordable housing represents a key issue to be considered in the preparation of the Revised LDP particularly in contributing to the development of sustainable, balanced and cohesive communities.

11.113 This policy seeks to reflect the requirements set out in TAN 2 – Planning and Affordable Housing (2006) which seeks to put ‘secure mechanisms in place to ensure that affordable housing is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupants.’

11.114 There are two main types of affordable housing as defined in National Planning Policy:

- Social Rented Housing: provided by local authorities and registered social landlords; and

- Intermediate Housing: where prices or rents are above those of social rented housing but below market housing prices or rents⁵.

11.115 In assessing the need for affordable dwellings, regard is given to the most up to date Carmarthenshire Local Housing Market Assessment (LHMA). The 2019 LHMA identifies a 75% / 25% split in the requirement of Households requiring Market Housing and those households requiring affordable housing. For the benefit of the LHMA, the county has been split into 4 Affordable Housing Action Areas, and a significant number of the household requiring affordable housing fall within the Llanelli Action Area (47%). The LHMA also identifies the type and size of the housing required throughout the county with a requirement of 1-bed housing need in Llanelli, while in general the county requires the development of 2-bed and 3-bed housing to meet the affordable need.

11.116 In more rural locations such as the Carmarthenshire and Rural Towns action area, there is less requirement for larger affordable house types. This is in contrast to the profile of the housing stock within the county which shows the prevalence of larger and detached dwellings in rural areas, which contribute to the higher house prices.⁶ The LDP will look to play a role in considering the type of housing being built within these areas, whilst

⁵ Technical Advice Note (TAN) 2: Planning and Affordable Housing 2006 – Paragraph 5.2

⁶ Carmarthenshire Rural Needs Study 2019

it will support other Council mechanisms to promote development for first time buyers or those in low income households.

11.117 Whilst the LHMA identifies the level of housing need, it is not expected that the planning system alone will, or should provide for the shortfall. The provision and location of affordable housing will be related to identified need and be in accordance with the Plan's Spatial Strategy and settlement framework (see policy SP16).

11.118 The Plan will also take into account the Council's Affordable Housing Delivery Plan 2016-2020 which sets out a five year vision for delivering affordable housing, with the initial programme set to deliver over 1,000 additional affordable homes over its five year period. The revised LDP and the planning system will make a significant contribution to this target through various affordable housing mechanisms. These include

- On-site provision of affordable housing as a percentage of the overall development, or on sites acquired by social housing providers;
- Off-site affordable housing in lieu of on-site provision;
- Commuted sum contributions to support the delivery of affordable housing; and
- Local Need housing.

11.119 In combining all methods of affordable housing contributions, the Plan sets out policies which seek to deliver a target of a minimum of xxxx affordable homes during the plan period.

11.120 The affordable target as set out within the policy is broken down by housing supply elements in the Table below. Further evidence is provided within the Housing delivery Topic Paper

| Housing Supply Element | No. of Affordable Homes |
|------------------------|-------------------------|
| Commitments | |
| Allocations | |
| Windfall | |
| Total | |

11.121 In considering the development of new affordable homes, proposals should address locational considerations including safe and convenient accessibility to open space, education, employment and other services.

AHOM1: Provision of Affordable Homes

A contribution to affordable housing will be required on all housing allocations and windfall sites of 5 or more dwellings to meet the affordable housing target set out in Policy SP4. The percentage target level for affordable housing is based on its location and set out in the table below.

| Viability Area | Percentage target |
|----------------|-------------------|
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Where financial viability at the target levels cannot be achieved, variation may be agreed on a case-by-case basis.

On Site Contributions

The provision of on-site affordable housing will be required for all proposals of 5 or more dwellings in accordance with the settlement framework (Policy SP4) and the policies of the Plan.

Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above threshold, the Council will seek an element of affordable housing based on the affordable housing target percentages set out above. Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.

Commuted Sums

On open market residential sites of 2 or more dwellings and below the above threshold, a contribution through a commuted sum towards the provision of affordable housing will be sought. The level of contribution will vary based upon its location within each viability areas as set out above. Commuted sum charges will be based on floor space (cost per sq.m).

Supporting text to be inserted

AHOM2: Affordable Housing- Exceptions Sites

Proposals for 100% affordable housing development on sites immediately adjacent to the Development Limits of defined settlements (Policy XXXX), will in exceptional circumstances be permitted where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and where:

- a. The site represents a logical extension to the Development Limits and is of a scale appropriate and in keeping with the character of the settlement;
- b. The benefits of the initial affordability will be retained for all subsequent occupants;
- c. It is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;
- d. There are no market housing schemes within the settlement being, or projected to be developed which include a requirement for affordable housing.

11.122 The granting of planning permission will be subject to conditions or planning obligations which ensure the affordable housing remains available to meet future local affordable housing needs. For clarity, development sites which include 100% affordable housing must accord with the criteria of this policy. Exceptions sites will only be permitted where satisfactory evidence is available which supports the provision.

11.123 Exceptions sites should not generally be considered in a settlement where existing allocations are being brought forward and an element of affordability is being provided as part of that development. Evidence will be required to demonstrate that no schemes on allocated sites are projected to commence within a reasonable time period.

11.124 Further information is provided through national policy in the form of PPW, TAN2: Planning and Affordable Housing and TAN6: Planning for Sustainable Rural Communities. Further elaboration and guidance on the implementation and interpretation of affordable housing will be set out in forthcoming SPG.

Strategic Policy – SP 5: Strategic Sites

In reflecting their contribution to the future growth requirements for Carmarthenshire and as key components of the Swansea Bay City deal, two Strategic Sites have been identified as making an important contribution to the overall provision for growth during the Plan period:

The Llanelli Life Science and Well-being Village; and Yr Egin – Creative Digital Cluster, Carmarthen

Llanelli Life Science and Well-being Village

11.125 The Life Science and Well-being Village will create a physical village providing facilities and services which promote and improve well-being, integrate business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location and deliver transformational social and economic benefits.

11.126 The village will include an institute of life science providing space for research and development into new medical devices and healthcare technologies. The institute will also offer large office, laboratory and clinical space for growing and new regional companies as well as opportunities for business start-ups.

⁷ <https://www.swanseabaycitydeal.wales/projects/life-science-and-well-being-village/>

11.127 There will be a wellness hub which will include a leisure centre, outdoor sports facilities, recreation opportunities and well-being promotion activities. There will be assisted living, a care home and dedicated housing for people with cognitive impairment or in medical rehabilitation.

11.128 There will be a life science and well-being centre where a range of wellness services from health, public, private and third sectors will be available in one location. The centre will also include training opportunities which will be developed to meet skills shortages. There will be relaxation opportunities to improve wellness⁷

11.129 This ‘world class’ village will be situated along the Llanelli coastline. It will be the largest ever regeneration project in South West Wales, and aims to improve the health and wellbeing of people across the region, creating up to 2000 high quality, well paid jobs and boosting the economy by a staggering £467 million over 15 years. It will be interlinked and integrated within the natural landscape, set around a freshwater lake and located within walking distance of the Millennium Coastal Park.⁸

⁸ <https://www.carmarthenshire.gov.wales/home/business/development-and-investment/delta-lakes/#.XX-L4uaou70>

11.130 The outstanding coastal setting in post-industrial South Llanelli is testimony to a long standing track record regeneration initiatives by the Council and its partners, including Welsh Government.

11.131 In noting the strategic context, this project remains firmly rooted in the promotion of wellness at a local level. The opportunity to increase in wellbeing within those current and future generations residing in the nearby communities, as well enable the delivery of a renowned physical development, are fully in keeping with the Strategy of the Revised LDP.



Yr Egin – Creative Digital Cluster, Carmarthen

11.132 The Egin project will create a new digital and creative cluster in Carmarthen, provide start up and development space for creative and digital companies and promote the Welsh Language.

11.133 The project will build a new creative, digital and media hub on the University of Wales Trinity Saint David's (UWTSD) Campus in Carmarthen. It will be the base for the Welsh language broadcaster S4C and will provide start up and development space for creative and digital companies.

11.134 The facility will create a cluster of businesses in the creative and digital industry, encouraging collaboration, providing common facilities and generating opportunities for shared learning.

11.135 By taking advantage of the new infrastructure proposals of the Internet Coast, Yr Egin will create major and positive change in the creative and digital economy of Wales.⁹

11.136 The opportunities afforded by this project are many and varied. In spatial terms, it is envisaged that it will re affirm the role of Carmarthen as

Carmarthenshire County Council – extract from indicative masterplan for the proposed wellness and life science village

key hub on the gateway to West Wales and a focal point for those rural communities to the north.



Carmarthenshire County Council – extract from Council video for ‘Yr Egin’

Strategic Policy – SP 6: Employment and the Economy

Sufficient land has been allocated for the provision of XXX hectares of employment provision for the Plan period in accordance with the Plan’s Settlement Framework (Policy SP16).

The sustainable approach to the provision of employment land reflects the following principles:

- 1) The allocation and delivery of:
 - The Llanelli Life Science and Well-being Village; and
 - Yr Egin – Creative Digital Cluster, Carmarthen
- 2) Allocating employment land in sustainable location which accords with the sustainability principles of the Plan (as above);
- 3) Safeguard existing employment sites – recognising their contribution as part of the employment portfolio in meeting ongoing need;
- 4) Supporting small scale sustainable employment developments and enterprises in lower tiered settlements. Ensuring support is provided to entrepreneurship as part of the creation of a diverse and growing economy.
- 5) Allow appropriate small scale employment opportunities and rural enterprises in the countryside to support rural communities and to deliver a diverse and sustainable rural economy.

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| Total (all sites) | | | | |

11.137 The future development of employment sites, and indeed the future economic development of the County, should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.3 billion for Swansea, Carmarthenshire, Neath Port Talbot and

Pembrokeshire councils. It is anticipated that the Deal will transform the economic landscape of the area, boost the local economy by £1.8billion, and generate almost 10,000 new jobs over the next 15 years.

11.138 The Deal will see three specific projects for Carmarthenshire – a Wellness and Life Science Village at Delta Lakes, Llanelli; a creative industry project at Yr Egin in Carmarthen; and a skills and talent initiative which will support skills development.

11.139 The Council commissioned an Employment Sectoral Study (ESS) in 2016, the focus of which, in respect of the LDP, was on providing an understanding of future employment need in respect of the nine priority sectors identified by the Welsh Government. In so doing the study sought to review employment land provision and job figures and to subsequently provide a figure for the amount of employment land that would be required for the Revised LDP period. This has subsequently been augmented by the Two County Economic Study (2019) produced at a sub-regional basis in conjunction with Pembrokeshire County Council

11.140 This sub-regional study>>>>>>>

11.141 Work on population growth models undertaken as part of the evidence base in respect of this Revised LDP sought to balance the Council’s ambitions in terms of job growth and strategic regeneration

plans with the pattern of population change. The Revised LDP recognises that the distribution of employment opportunities throughout the County is crucial in supporting the aims and objectives of the economic aspirations of the County as set out within *Transformations – a Strategic Regeneration Plan for Carmarthenshire 2015-2030*. However, it also recognises the spatial challenges in providing for growth within an evolving economic backdrop characterised by Brexit.

11.142 The strategic focus associated with the new Swansea Bay City Deal, new sites located outside of the highest tiers of the hierarchy can make a significant contribution to the settlements and communities they serve, especially in rural areas where opportunities for new businesses to establish or existing businesses to expand would be severely constrained in the absence of appropriate sites and premises.

11.143 However, as well as the headline numbers of jobs in each sector, it is also important to acknowledge that certain sectors will be generating significant number of ‘valued added’ jobs in the priority sectors. This is particularly the case for the estimated 2,500 Life Science jobs as these are likely to generate significant amounts of additional economic wealth locally compared to jobs in more traditional sectors such as construction.

11.144 In order to meet this potential, a range and choice of sites would be required, with a larger proportion of land being allocated in the larger

centres, but also extending into rural areas in order to sustain these areas through helping to create self-supporting and viable communities and settlements.

11.145 Consequently, the LDP will provide a range of sites for potential inward investment and relocations through the employment land allocations. These will provide an appropriate range and choice to meet the needs of a variety of potential employers. This includes potential sites for larger employers as well as sites to accommodate smaller scale uses with the policy framework also providing scope for new and start-up businesses.

11.146 The employment land provision supports to the Strategy and its sustainability objectives through helping to create self-supporting and economically viable communities and settlements.

11.147 In considering the level of employment land allocations in relation to the LDP, further regard has also been had to a range of considerations to ensure that the level of provision is reflective of not only a range of deliverable sites but also that they are based upon a robust understanding of their character and site areas.

11.148 The location of allocated sites reflects the importance and status of the Growth Areas with 95.15 ha. The remaining 15.98 ha are distributed across the remaining settlement hierarchy framework.

11.149 The emphasis on the Growth Areas not only reflects their sustainability credentials but also their historic legacy. It is also (particularly in relation to Llanelli) indicative of the relatively high unemployment rates and levels of deprivation and of a strong commitment to address the problems.

11.150 The following table sets out the employment land provision contained within the policy and identifies completion levels and sites which are committed by virtue of a valid planning permission.

| | <u>A. LDP Alloc</u> | <u>B. Complete</u> | <u>C. Completed but not forming part of allocated figure.¹</u> | <u>D. Committed</u> | <u>E. Residual Supply</u> (A-B-D=E) |
|------------------------------|---------------------|--------------------|---|---------------------|--|
| PC1 - Carmarthen | | | | | |
| PC2 - Llanelli | | | | | |
| PC3 - Ammanford/ Cross Hands | | | | | |
| Service Centres | | | | | |
| Sustainable Villages | | | | | |
| Rural Villages | | | | | |
| Total | | | | | |

11.151 It should be noted that allocated employment sites, and thus the total land provision, includes non-operational land with scope for landscaping, buffer zones and other such uses.

EME1: Employment- Safeguarding of Employment Sites

Sites identified for employment purposes through policy SPX and existing employment sites will be safeguarded for such uses (B1, B2, B8 and those identified through relevant policy provisions).

Exceptionally, proposals which result in their loss will only be permitted where it can be demonstrated that:

- a. The site or premises is no longer required or suitable for employment use;
- b. The proposed use could not reasonably be located elsewhere in accordance with the policies of this Plan;
- c. There is sufficient quantity, quality and variety of employment land or premises that can be brought forward to meet the employment needs of the County and the local area;
- d. There is no economically viable industrial or business employment uses for the site and premises;
- e. An employment use would be incompatible with adjoining/surrounding uses;
- f. Where applicable the proposed uses are complimentary to the primary employment use of the surrounding area and will not cause an unacceptable impact on the operations of existing businesses.

11.152 This policy seeks to ensure that existing employment sites are protected from alternative uses. In order to maintain an adequate supply

of employment land which provides for a range and choice of potential uses, this policy seeks to protect defined employment areas from competing uses which should be in better and potentially more appropriate locations.

11.153 In recognition of the pressures on employment areas from alternative uses (non-Class B), the policy accepts that some flexibility may in some instances be required. Such uses are often partial B class uses combining a small scale retail element with predominantly business, industrial or storage use, or are sui generis. It is also accepted that in meeting the needs of such uses employment areas are often likely to be more acceptable than other locations such as residential areas, or even town centres. Any retail element will be expected to be ancillary to the primary use, and for trade purposes as opposed to the public.

11.154 Development proposals will, where necessary be required to incorporate appropriate measures to protect the amenity of neighbouring or nearby properties. Such measures may include the identification of buffer zones and suitable landscaping proposals.

11.155 Where appropriate, planning conditions will be imposed to prevent the loss of employment as the primary use.

Proposals for employment developments which are within, adjacent or directly related to the Development Limits of all defined settlements (Policy XX) will be permitted provided that:

- a) **A sequential search has been undertaken identifying that there is no allocation or existing employment site available that can reasonably accommodate the use, followed by there being no suitable land or building (for conversion or re-use) available within the Development Limits, then adjacent to limits, and finally on a site directly related to a recognised settlement;**
- b) **The development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;**
- c) **The development proposals are of an appropriate scale and form compatible with its location and with neighbouring uses.**

Exceptions to this policy are covered in policies XXX, in respect of employment opportunities that may be provided through rural employment exception sites, farm diversification schemes, and the conversion and reuse of rural buildings for non-residential use.

EME3 Employment – Extensions and Intensification

Proposals for extensions and/or intensification of existing employment enterprises will be permitted provided that:

- a) **The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;**
- b) **The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;**

The development proposals are of an appropriate scale and form compatible with its location;

Proposals for the expansion of existing rural enterprises will be supported subject to the above provisions and the policies and proposals of this Plan.

11.156 Proposals which seek to extend and/or intensify a use or activity not compatible, or likely to result in adverse amenity issues, with neighbouring uses, or schemes which would prejudice other redevelopment proposals (more suited to such locations), will not be favourably considered.

11.157 Appropriate expansions of existing firms can contribute significantly to the local economy, and as such is supported as is the potential re-development of existing sites where it will improve the quality of employment floor space particularly in meeting modern employment needs.

11.158 This policy makes provisions for and supports the rural economy and the appropriate expansion of established rural enterprises. (TAN 6 Para 3.1.3) Reference should also be made to PPW: Edition 10 (Chapter 5) and TAN 23 Economic Development.

EME4: Rural Employment Exception Sites

Development to enable the diversification of the rural economy will be permitted outside the development limits of settlements where it can be demonstrated to the Council's satisfaction that proposals are directly related to a settlement and that it is of a scale and type compatible with the surrounding area and will cause no unacceptable harm to local amenity.. Development must re-use or adapt existing buildings where possible. The exceptional circumstances in which new buildings may be permitted outside settlement boundaries to assist in the diversification of the rural economy are set out in Policies XXX VE2, .

11.159 TAN 6 states that Development plans should identify a diverse range of sites suitable for future employment use. Where possible sites should be located within or adjacent to settlements, however this policy recognises the need for for employment on sites which are not specifically allocated in the development plan, and which might be located outside development limits.

The policy promotes the expansion of established businesses that are currently located in the open countryside provided there are no unacceptable impacts on local amenity. Where employment sites and premises are in short supply development proposals that could result in the loss of such businesses will be resisted, unless provision of equivalent or greater employment value is made in the locality.

11.160 Many businesses in rural areas are small, with self-employment being common place. The business is often operated from home, providing a sustainable business model. This policy encourages the growth of self-employment and micro businesses by adopting a supportive approach to home based work. Planning applications for employment premises at home will be supported provided local amenity is not compromised to an unacceptable degree.

Reference is made to policies RD3 Farm Diversification, and RD4 Conversion and Re-use of Rural Buildings for Non Residential Use for further opportunities for employment undertakings outside development limits.

EME5: Home Working

Proposals for ancillary residential accommodation in the form of an annexe will be supported where:

- e) It is to be used solely either by an independent relative or an individual with a reliance on the household, where an element of independence is to be provided; Reliant in part on the main dwelling for facilities;**
- f) Complementary to the main dwelling and strictly limited in terms of size, scale and floor area to reflect the needs of the user;**
- g) Located within the existing curtilage of the main dwelling with no separate garden area, vehicle access, or segregated car parking; and**

- h) Designed to be subordinate to, and respects and enhances the character of, the main dwelling.**

Proposals for such accommodation should be physically attached and designed as an extension to the main dwelling with a linking internal doorway(s), and no separate external entrance on the principal elevation.

The accommodation will only be permitted where it is in the same ownership as the main dwelling. Future occupancy will be tied to the beneficial ownership of the main dwelling by means of a S106 agreement and/or Unilateral Undertaking.

11.161 Ancillary residential accommodation can provide a valuable function enabling a relative to live with their family whilst maintaining a degree of independence. Such accommodation however requires a level of control to ensure that it serves an ancillary function and does not result in the creation of a separate self-contained dwelling.

11.162 Any proposal should reflect its ancillary function and not include the full range of facilities associated with an independent dwelling nor should it be designed in a way that would make it capable of being converted or occupied as an independent dwelling. Proposals should be designed to reflect the occupant's identified essential needs, with basic provisions reflective of its ancillary purpose. In respect of a single

occupant this would normally consist of one en-suite bedroom and a living area with small kitchenette.

11.163 The annexe will be required to be in the same ownership as the main dwelling with any application accompanied by details on its occupants, including their relationship and/or dependency with the main dwelling occupants, and ownership details of the annexe.

11.164 Annexes will normally only be permitted in the form of an extension to the main dwelling. In the case of the conversion of existing outbuildings within the curtilage of main dwelling regard will be had to the need of the occupant in respect of the size of any outbuilding proposed for conversion. **In this regard** it may only be acceptable to convert part of the building to ensure the conversion provides only limited facilities commensurate with its ancillary purpose.

11.165 The annexe should not displace an existing use which would require the construction of a further alternative building to enable that use to continue. New build detached annexes will only be considered where it is satisfactorily demonstrated that an extension or conversion is not appropriate or possible, and will not be permitted at locations outside of the defined settlement limits.

Strategic Policy – SP 7: Welsh Language and Culture

The Plan supports development proposals which safeguard and promote the interests of the Welsh language and culture in the County. Development proposals which have a detrimental impact on the vitality and viability of the Welsh language and culture will not be permitted unless the impact can be mitigated.

11.166 The Welsh language and culture play an important role in the social, cultural and economic life of Carmarthenshire’s residents and visitors. The proportion of Welsh speakers in Carmarthenshire is significantly higher than the Welsh national average and as such is a significant part of the social fabric of the County’s communities, providing a strong sense of place and identity.

11.167 The Plan seeks to ‘promote the Welsh language and culture’¹⁰ and is committed to contributing to the Welsh Government’s long-term aim of achieving 1 million Welsh speakers by 2050¹¹. To deliver on this aim, the Council will support and promote the Welsh language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain both the rural and urban communities in the County. In doing so, the Plan seeks to ensure that the local population have the opportunity to remain in Carmarthenshire rather than leave in search of work opportunities and housing as well as returning later in life.

11.168 The need to safeguard and promote the Welsh language applies to developments proposed across the County and is not restricted to specific areas within the County. Development proposals will be required to acknowledge the official status of the Welsh language and commit to treating the Welsh and English languages equally.

11.169 Specific policies provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of the communities. Furthermore, the Revised LDP will seek to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of the community.

11.170 The Plan also seeks to safeguard and promote the Welsh language in Carmarthenshire through other relevant policy objectives, namely through the provision of housing and affordable housing, promoting a vibrant economy and employment opportunities and the provision and retention of community facilities, amongst others.

WL1: Welsh Language and New Developments

All development proposals throughout Carmarthenshire will be required to safeguard and promote the Welsh language.

¹¹ Cymraeg 2050 A Million Welsh Speakers, Welsh Government (2017)

Allocated Sites

The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard and promote the Welsh language:

- a) Residential development for 10 or more homes in the Principal Centres and Service Centres;
- b) Residential development for 5 or more homes in the Sustainable Villages; and,
- c) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more.

Windfall Sites

The following proposals on windfall sites will be required to present a Welsh Language Impact Assessment in support of any planning application:

- d) Developments of 10 or more homes in the Principal Centres and Service Centres;
- e) Developments of 5 or more homes in the Sustainable Villages; and,
- f) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more

Proposals which do not accord with the Plan's housing trajectory (Appendix XX) will be required to provide a phasing plan outlining the timescales for delivering the homes proposed on the site and demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.

Residential developments for XX or more homes on both allocated and windfall sites will be required to positively contribute towards the vitality and viability of Welsh language community groups and Welsh language learning opportunities.

11.171 Carmarthenshire in its entirety is considered to be an area of linguistic sensitivity. The 2011 Census indicates that 19% of the Welsh population are able to speak Welsh, whilst the correlating figure for Carmarthenshire stands at 47%. In terms of the geographical breakdown of the proportion of speakers across the County, this is lowest in the Glanymor electoral ward where 19.2% speak Welsh, and highest in Quarter Bach where 68.7% speak Welsh. The proportion of Welsh speakers is higher than the national average across each ward in the County, and for this reason Carmarthenshire in its entirety is considered to be linguistically sensitive. Additionally, the most recent Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language's vulnerability in Carmarthenshire.

11.172 The Welsh Language Action Plan sets out the measures to be taken to safeguard and promote the Welsh language. In instances where the proposed development is for XX homes or more, the Welsh Language Action Plan should also outline how the development proposes to make a positive contribution towards the community's Welsh language community groups. This could, amongst others, include providing support and funding

towards organisations and bodies that provide activities, facilities and education for Welsh speakers and learners, and support and funding towards Welsh language classes.

11.173 Whilst support for projects can be provided through financial contributions, they may also be provided through other means. Planning permission will be subject to conditions or legal agreements to secure the implementation of the mitigation and enhancement measures proposed within the Action Plan. Further guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance.

11.174 The LDP's housing trajectory is outlined in Appendix XX of the Plan. The impacts of the scale, location and rate of development have been assessed in accordance with the agreed trajectory. Proposals for developments which do not accord with the timescales of the trajectory are consequently not fully assessed. Such proposals will therefore be required to be supported by a phasing plan outlining the number of dwellings to be delivered within each financial year. In such cases, planning permission may be subject to a condition to secure the agreed phasing of delivery where considered necessary.

11.175 For the avoidance of doubt, it should be noted that criterion a, b, d and e noted above should be informed by the LDP's settlement hierarchy

as outlined by Policy SP16: Sustainable Distribution – Settlement Framework. The Plan's Strategy provides for organic growth on a small scale within the Rural Villages. It is anticipated that incremental development on this scale can make a positive contribution towards the sustainable growth of the Welsh language in rural communities and any negative impacts are likely to be absorbed by the community.

Development of any greater scale is unlikely to be compatible with the Plan's Strategy and their impacts are therefore unassessed and unknown. In the event that such proposals are presented for consideration, they will need to be accompanied by a full assessment of their likely effects upon the Welsh language.

11.176 The SA/SEA of the LDP is required to assess the likely effects of the LDP upon the Welsh language. This is done iteratively at key stages throughout the Plan's production. The likely anticipated effects are presented in the SA/SEA reports, whilst a more detailed assessment can be found within the Welsh Language Impact Assessment which accompanies this Deposit Plan.

11.177 The LDP provides further guidance on the provision of bilingual advertisements in Policy XX – Advertisements. In order to promote the cultural identity and to safeguard the local linguistic character of Carmarthenshire, the council will encourage bilingual marketing of new

ousing and commercial developments as well as encourage Welsh street and development names.

Strategic Policy – SP 8: Infrastructure

Development will be directed to locations where the infrastructure, services and facilities considered necessary to deliver and support the development proposal are available, or can be provided.

Development proposals will need to demonstrate that there is sufficient capacity in the existing infrastructure to deliver and support the proposed development. Where this cannot be achieved, proposals will need to demonstrate that suitable arrangements are in place to provide the infrastructure **capacity** considered necessary to deliver and support the development.

Where new or improved infrastructure is required to deliver a site but does not form part of an infrastructure provider's improvement programme may be permitted where it can be satisfactorily demonstrated that adequate arrangements and funding are made available to deliver the required infrastructure.

The delivery of new or improved infrastructure, or other facilities or services to support the requirements of the site, must be undertaken in a timely manner to meet the needs of existing and planned communities prior to, or from the commencement of, the relevant phases.

Proposals that drain to Llanelli Waste Water Treatment Works and are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 will be subject to a requirement to remove

a quantifiable amount of surface water from the combined sewer system as set out within the Burry Inlet Supplementary Planning Guidance.

11.177 The provision of appropriate infrastructure, services and facilities is vital to ensure the delivery of the Plan's policies and proposals.

Appropriate infrastructure is key to facilitate development but is also a necessity to support the ongoing needs and demands of a development and Carmarthenshire's communities.

11.178 A range of infrastructure may be required, and these will vary greatly according to the nature or type, scale, location, existing infrastructure provision and financial viability of the proposed development. In considering the needs of development proposals the following infrastructure, services and facilities may be required:

- Roads and other transport facilities including sustainable transport, public transport, walking and cycling routes
- Schools and other educational and training facilities
- Affordable Housing
- Health
- Public open spaces and green infrastructure
- Flood defences
- Leisure, sporting and recreation

- Utility services
- Biodiversity and environmental protection and enhancement
- Community facilities
- Digital Infrastructure
- Welsh language support
- Other facilities and services considered necessary

11.179 The Plan seeks to ensure that the infrastructure, services and facilities needed to support development is delivered in a timely manner prior to, or upon commencement, of the development, or where appropriate phased through the development process. The Plan encourages the delivery of infrastructure is undertaken in a coordinated manner with minimal disruption caused to existing communities.

11.180 Contributions to infrastructure will be secured through conditions or Planning Obligations in accordance with the legislative and policy framework provided.¹² Reference should be made to Policy INF1: Planning Obligations.

11.181 Developers should have regard to Appendix **XX**: Housing Trajectory and Appendix **XX**: Implementation and Delivery which provides

¹² Community Infrastructure Levy Regulations 2010 (as amended); Planning Policy Wales; Welsh Office Circular 13/97 Planning Obligations

additional information in respect of the delivery and infrastructural requirements of the LDP's key sites. Regards should also be to the requirements of Policy PSD2: Masterplanning. Developers are encouraged to enter into early dialogue with the Council in order to identify the infrastructure required to deliver and support a proposed scheme.

11.182 Within the Llanelli Waste Water Treatment Works (WWTW) catchment, there are concerns that the connection of foul flows generated by new development introduces the risk of deterioration in the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This is due to the fact that the majority of the sewer system in the Llanelli WWTW area is combined (surface and foul flows).

11.183 Whilst Dwr Cymru Welsh Water (DCWW) have confirmed that there is sufficient capacity within Llanelli WWTW to deliver this Plan's identified growth, they have also requested that relevant developments within the Llanelli WWTW catchment be subject to a requirement to undertake compensatory surface water removal from the system as part of the granting of planning permission.

11.184 There is concern that introducing additional foul flow can lead to overloading to the WWTW, as well as an increasing the frequency of discharges from storm sewerage overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues.

11.185 The Burry Inlet SPG has been prepared to provide specific guidance in relation to the consideration of relevant development proposals located within the Llanelli WWTW catchment. Whilst Llanelli (Principal Centre) and Burry Port (Service Centre) are identified as a focus for growth in this Plan, they are also subject to high level environmental considerations, not least the water quality of the (CBEEMS). Reference can also be made to LDP policy CCH3: Water Quality and Protection of Water Resources.

11.186 The Burry Inlet SPG has been built on consensus and seeks to provide certainty for stakeholders and developers alike. Its primary function is to assist in the delivery of growth as set out within this Plan. It provides a mechanism for the requirement for compensatory surface water removal to be undertaken by relevant developments. This is designed to allow development to contribute towards an overall betterment in the position, whilst alleviating concerns that proposals will be subject to objections by key stakeholders – notably DCWW and Natural Resources Wales.

There is a long established partnership approach with regards to this matter, including a Memorandum of Understanding.

11.187 The SPG also provides clarification on instances where Carmarthenshire County Council is the applicant and seeks to utilise surplus betterment it has previously accrued on the surface water removal register.

INF1: Planning Obligations

Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Contributions will be required to deliver or fund improvements to infrastructure, community facilities and other services and facilities to address requirements or impacts arising from new developments.

Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision.

In instances where there is a dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council's costs of securing an independent financial viability appraisal / assessment.

11.188 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the financial viability of the scheme, the applicant will be required to meet the costs of securing an independent

viability appraisal, completed by a suitably qualified and approved third party.

INF2: Healthy Communities

Proposals for development which provide for active travel, accessible useable green spaces and infrastructure, and which seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities will be supported.

Proposals for development specified within the supporting text below will be required to submit a Health Impact Assessment in accordance with the sequential approach identified.

11.189 The links between health and well-being and planning are reflected in legislation and national planning policy. In this respect PPW seeks to provide a framework for the delivery of a series of National Sustainable Placemaking Outcomes. This holistic approach to the planning and design of development and spaces reflects a focus on positive outcomes promoting people's prosperity, health, happiness, and wellbeing. The promotion of physical and mental health and well-being as a Facilitate Accessible and Healthy Environments Outcome reflects

¹³ Planning Policy Wales: Edition 10 (paragraph 3.24)

these links between health and well-being and planning and the need to reflect any potential effects that may arise from the planning process.

11.190 In this respect Health Impact Assessment (HIA) can make a valuable contribution when proposing or making decisions on new development. In this respect evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being¹³. The Public Health (Wales) Act 2017 – sets out provisions for making improvements to health including for the Welsh Ministers to publish a national strategy on tackling obesity and to make regulations about the carrying out of health impact assessments by public bodies.

11.191 HIA is an assessment process that helps to assess the impact of any change or amendment to a policy, service, plan, procedure or programme on the health of the population and on the distribution of those effects within the population, particularly within vulnerable groups. Undertaking an HIA produces information on how negative impacts on health can be reduced and positive health gains can be encouraged. Such evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being.

11.192 It is important that proposals take into account a wide range of health and well-being related factors as part of the formulation and preparation of any scheme or development. It is important that these are considered from the outset. Consequently developers are encouraged to engage with the local planning authority and other stakeholders, such as the Local Health Board (LHB) as early as possible in preparing development proposals. A HIA should be provided to accompany any application for opencast coal working.

Healthy Communities: HIA Sequential Checklist

11.193 To assist in the promotion of physical and mental health and well-being, the following sequential approach should be considered by developers followed to determine the requirement for, and potential scope and content of a HIA. This requirement applies to major developments are defined in planning legislation²² as:

- Residential developments of 10 or more dwellings or 0.5 hectares or more;
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

- Development carried out on a site having an area of 1 hectare or more

11.194 The following sequential approach in considering the need to a HIA reflects the guidance set out within Health Impact Assessments a Practical Guide¹⁴.

- **STEP 1: Screening – Deciding whether to undertake a HIA**
Screening takes an initial look at the potential impacts of the proposal on the local population and any specific vulnerable groups defined within it. It should highlight any potential health risks or benefits and any groups that may be particularly affected. The outcome of screening is a decision whether or not to undertake HIA and, if so, to determine what type of HIA will be required. It should also provide an explanation of how the decision was reached.
- **STEP 2: Scoping – Determining the focus, methods and work plan.** This stage involves asking a number of questions and making a number of decisions to establish the terms of reference, roles and responsibilities and agreed plan for the health impact assessment.

- STEP 3: Appraisal of Evidence – Identifying the health impacts.
This is the key stage of health impact assessment. The purpose is to gather information about the potential nature, size, likelihood and distribution of the proposal’s health impacts. It also provides an opportunity to suggest possible ways of maximising the health benefits and minimising the risks, particularly to those whose health may be most vulnerable or the most disadvantaged population groups. It also provides an opportunity to identify and suggest actions that might address ‘gaps’ in the proposal or plan.

Although HIA is not in itself a research method, it draws upon a range of sources of information and methods for collecting and analysing data, to which appropriate methodological rules and procedures will apply.

- STEP 4: Reporting and Recommendations
Once the evidence and data have been collected and the HIA coordinator and/or steering group is satisfied that there are no major gaps, a set of recommendations should be developed, informed by the previous stages of the HIA. These recommendations should aim to maximize any potential health and well-being benefits and mitigate potential negative impacts.

They can be an opportunity to ‘fill in’ any identified gaps within the proposal and readdress any health (or other) inequalities that may be caused.

Recommendations need to be:

- Clear and concise
- Realistic
- Achievable
- Manageable in number
- Impartial
- Reflective of all evidence and representatives’ views
- Agreed by consensus

Reference should be had to the content of the guide in undertaking any required assessment.

Not all the health and well-being related issues will be relevant to all types of developments and the Council recognises the need for a balanced approach to the determination of development proposals where health related matters are one of many other material considerations. Developers will be expected to utilise the sequential approach specified above to identify what is relevant and ensure it is included in the supporting documentation accompanying any proposal as appropriate.

INF3: Broadband and Telecommunications

The Council will work with the telecommunications industry and the communications regulator Ofcom to maximise access to reliable super-fast broadband, wireless hotspots and improved mobile availability for all residents and businesses, assisting them (where appropriate) in delivering their investment plans to address any infrastructure deficiencies.

New developments over XXX homes or X hectares of employment provision (including mixed use proposals) must be served by a high speed and reliable broadband connection to the premises. Those smaller developments should provide access to the most viable high-speed connection as well as additional ducting for future Fibre to the Premises (FTTP) provision.

Exceptions will be made where applicants has shown through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable. In such these cases an equivalent developer contribution towards off-site works may be sought which could enable greater future access.

11.195 The above policy seeks to reflect the demands of a modern Wales for reliable fast and high capacity communication networks. In this

¹⁵ Planning Policy Wales: Edition 10 – Paragraph 5.2.2

respect it supports the Welsh Government’s objective to offer fast and reliable broadband to every property in Wales and to support the deployment of mobile infrastructure across the country¹⁵. It seeks to reflect the context of broadband infrastructure as an essential service and one which can help support and develop the local economy as well as vibrant and inclusive communities.

11.196 In applying the policy it should be noted that BT Openreach and other providers offer superfast broadband connection for all new developments, either free of charge or as part of a co-funded partnership including community funded partnerships. FTTP shall be provided free of charge to housing developments with one hundred or more dwellings. Developments smaller than this may have to provide contributions to ensure FTTP connection, or shall be provided copper connections for free.

11.197 In supporting the delivery of full fibre BT Openreach have set UK wide targets, and provide guidance and support to developers in building full FTTP networks to new residential or mixed residential/commercial sites.

11.198 The policy also recognises that in a small proportion of cases, broadband will not be able to be provided to new developments due to their very rural location. The policy therefore includes the potential to provide a sum of money to contribute towards an alternative solution.

However wherever possible the solution should include the development making necessary provision for on-site infrastructure to facilitate the improvements.

Strategic Policy – SP 9: Gypsy and Traveller Provision

The following sites are allocated to meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller Households:

| Location | No. Pitches | Type of Need |
|---------------------------------------|-------------|--------------|
| Land at Penyfan, Trostre, Llanelli | | Residential |
| Penybryn (Existing Site) | | Residential |
| Penybryn (extension), Bynea, Llanelli | | Residential |

11.199 To consider the future Gypsy and Traveller provision within Carmarthenshire, the County Council has undertaken and published a Gypsy Traveller Accommodation Needs Assessment (GTAA) which identifies the current unmet need for Gypsy and Traveller pitches within the County. The Assessment considered the methodology set out by Welsh Government Guidance and outlines two types of the assessment of need; the first considers the first 5 years of the GTAA period; and the second considers the full 15 year GTAA period.

11.200 Based on this assessment, Carmarthenshire’s estimated provision for the first 5 years is for 29 additional pitches. A large proportion of this need has arisen from households living in bricks and mortar, and new household growth from within these households. The make-up of this need is located within Llanelli, where a large number of these households had previously lived on the public site at Penybryn.

11.201 An estimate has also been made for newly arising Gypsy and Traveller households in years 6-15 of the GTAA. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The GTAA estimates a need for a 10 further pitches in years 6-15, totalling a requirement of 39 pitches through to 2031.

11.202 The GTAA also looked at the accommodation needs for Travelling Showpeople within Carmarthenshire. This element of the assessment identified 8 authorised or tolerated pitches and 1 unauthorised pitch for Travelling Show people within the county. In considering the future projection, the assessment identifies a requirement of 5 additional pitches in the first five years of the assessment.

11.203 In accordance with the Housing (Wales) Act 2014, the Council must undertake a new GTAA every five years. The requirement and take-up of pitches will be closely monitored as part of the monitoring framework of this plan and reported through the Annual Monitoring Report arrangements.

GTP1: Gypsy and Traveller Accommodation

Proposals for new Gypsy and Traveller sites, or extensions to existing authorised sites within the development limits of a defined settlement will be permitted where:

- a) The necessary range of facilities and services, including existing community, social, and educational provisions, and transport is accessible or can be readily provided;**
- b) The proposal will have no significant adverse impacts on the amenity of residents and adjoining land uses;**
- c) The site is capable of being serviced with water, electricity, sewage and waste disposal;**
- d) There is no adverse effect on its surroundings, landscape/townscape or the setting and integrity of the historic environment.**

New, or extensions to existing authorised sites outside the development limits of defined settlements will be permitted in accordance with the above where it can be demonstrated

¹⁶ Housing (Wales) Act 2014

that there are no suitable pitches available on existing authorised sites, within the development limits of a defined settlement (relating to where the need has been identified) or that there is no opportunity to appropriately extend those sites.

Proposals for a transit or touring site will be considered where they have good connections to the Strategic Road Network.

11.204 The policy provides the framework and context for the consideration and assessment of proposals for new, and extensions to Gypsy and Traveller sites and for Travelling Show People) reflecting the provisions defined within primary legislation¹⁶.

11.205 The design of any sites will be required to have regard to the provisions of the appropriate Welsh Government Design Guidance¹⁷. This guidance will be a material consideration in the determination of any planning applications submitted. In relation to any site being developed by a public body, including the local authority the provisions of Welsh Government Guidance: Designing Gypsy and Traveller Sites will apply.

¹⁷ Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites

11.206 Proposals must give consideration to vehicular access from the public highway, as well as provision for parking, turning and servicing on site, and road safety for occupants and visitors. Landscaping and planting with appropriate trees and shrubs should be used to blend sites into their surroundings, give structure and privacy, and maintain visual amenity. Excessive hard landscaping, high walls or fences should be avoided as these can lead to a site's isolation from the wider community¹⁶.

11.207 Proposals will need to have regard to local infrastructure and to demonstrate that the site is able to provide sufficient facilities and access to utilities, including an adequate water supply, power, drainage, waste disposal and sewage disposal. The scale of proposals should be proportionate to its surroundings and to the local community. Further guidance should be sought from Welsh Government's Designing Gypsy and Traveller Sites Guidance¹⁶.

11.208 Applications will be expected to include evidence to demonstrate that the new site or the extension to an existing site is required at that location. Such information should include evidence demonstrating a lack of availability of suitable permanent or transit pitches on existing sites, or an opportunity to extend those sites to meet the required need.

11.209 The 2015 Gypsy and Traveller Accommodation Assessment (GTAA) assessed the need for transit sites or emergency stopping places for the Travelling Community who either travel permanently or for part of the year. The assessment sought to analyse records of unauthorised sites and encampments with data from the Traveller Caravan Count was also considered. Analysis of the recorded number of authorised and unauthorised caravans in Carmarthenshire decreased.

11.210 We have, in conjunction with the Welsh Government subsequently introduces a new monitoring mechanism to track and identify illegal transit encampments. The AMR for 2018/19 identified a number of illegal encampments, but that none were transit. Consequently data does not indicate any clear pattern as yet emerging which requires intervention through the identification of a transit site. Reference should be had to the monitoring framework of the plan.

11.211 In relation to the needs arising for Travelling Showpeople as indicated through the GTAA there is at present no spatial correlation with that need which would enable the identification of a suitably located site. Rather the plan seeks to provide the appropriate flexibility to meet that need through the provisions of the above policy. We will continue to liaise with the community to identify any specific

locational need and will respond as appropriate and required through the legislative framework.

Strategic Policy – SP 10: The Visitor Economy

Proposals for tourism and visitor economy related developments, that exhibit high quality design and placemaking principles and where appropriate contribute to the protection and enhancement of the natural environment / green infrastructure, will be supported where they:

- (a) add value to our visitor economy; and,**
- (b) preserve our social, economic and environmental fabric for future generations; and,**
- (c) are sustainably located.**

11.212 Tourism is a key component of Carmarthenshire's economy. It is a major source of employment and revenue supporting over 6,000 full time equivalent jobs either directly or indirectly. It generates over £434m revenue to the County's economy annually (STEAM Trend Report 2017).¹⁸

11.213 The County is home to a wide range of attractions, including Ffos Las Racecourse, the National Botanic Gardens and Pembrey Country Park. Carmarthenshire is the "cycling hub of Wales", with the Cycling Strategy capturing the Council's aspirations to be a national lead in the provision of cycling infrastructure events and development.¹⁹

11.214 Tourism is a dynamic industry with a wide demographic / customer base. Carmarthenshire is well poised to capitalise on the sector's potential given that it is a beautiful county located within a four hour drive of London and within easy reach of Ireland via sea. The ever changing demands and trends within the sector do however provide challenges in terms of drafting 15 year land use planning policies. The tourism offer within Carmarthenshire ranges from those natural features such as rights of way / walking to well-established renowned national attractions. The County's heritage and activity tourism potential is renowned, whilst its outstanding natural environment could appeal to the wellness tourism sector.

11.215 Strategic Policy 10 sets the framework for a policy approach within the Revised LDP that is sufficiently responsive and flexible to market demand up to 2033, whilst also seeking to protect the very communities, landscape and townscape that makes Carmarthenshire a fantastic place to visit and enjoy. Whilst the strategic policy provides the overarching context, specific policies provide detail. This includes clarifying any role that the settlement limits of defined settlements play in informing the determination of proposals.

¹⁸ <https://www.carmarthenshire.gov.wales/home/business/tourism/statistics-and-trends/#.W59p--mQy70>

¹⁹ <https://www.carmarthenshire.gov.wales/home/business/tourism/tourism-priorities/cycling/#.W59p3umQy70>

11.216 In interpreting SP10, it should be noted that tourism related developments includes new, as well as extensions to existing facilities. Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development.

Adding Value

11.217 Proposals can add value to the County's visitor economy by contributing to the creation of a diverse, high quality, all year round destination and accommodation offer. Economic benefits could range from an increase in visitor numbers and visitor days to job creation, contributing to a wider mix of accommodation and attraction types – as well as extending the tourism season beyond the summer months. There are opportunities for proponents to seek to align to and support those emerging corporate priorities, including the Council's cycling aspirations. It is accepted that added value will be commensurate with the scale and nature of the proposal. Proposals that contribute to the development of a wider network of attractions within the County, thus increasing the overall offer and stay/spend period, offer clear potential to yield added value.

Respecting the County's social, economic and environmental fabric

11.218 A "One Carmarthenshire" approach underpins this policy. All parts of the County possess qualities that contribute to the overall sense of place. These include landscape, nature conservation, social fabric and built environment. These are assets which must be protected for our future generations and cannot be unduly compromised by tourism related development.

11.219 There should also be an emphasis on high quality in all aspects of proposals, particularly design. In considering the acceptability of proposals, consideration will be given to location, siting, design and scale, access to the primary and core highway network and the impact of any resultant traffic generation. Furthermore, the extent to which the site is serviceable by public transport, walking and cycling are important considerations. The scale, size and type of any proposals will be appraised along with siting and impact. Proposals should reflect the character and appearance of the area with appropriate landscaping and screening utilised as required.

Sustainably located

11.220 In recognising market demand, tourism related development should be directed to sustainable locations. Reference is made to the

Sustainable Transport Hierarchy for Planning²⁰. Regard should be had to the LDP spatial strategy in determining the appropriateness of any location. In this respect the scale and nature of the proposal will be important considerations, as will its siting, appropriateness and its spatial context. The specific policies provide further guidance on the implementation of this spatially driven approach.

11.221 Tourism related proposals should reflect the character of the area and the impacts on the vicinity of the site as part of a place making approach. A recognition of the sense of place within the vicinity of the proposal should be implicit within the context of the cluster based approach which groups the settlement framework.

11.222 In spatial terms, this would indicate that those larger scale high trip generating tourism proposals lend themselves to being situated in the south of the County where the infrastructure is in place to support them.

11.223 In noting the established primarily coastal offer that characterises the south west of the County, due regard will need to be given to any landscape impact arising from any potential for an over intensification of uses.

11.224 The County's rural areas are well placed to accommodate proposals for high quality and sustainable proposals that are of an appropriate scale. Proposals should respect the County's assets whilst supporting vibrant rural communities.

11.225 Some tourism related developments, by their very nature, must be located in the countryside. It is important that these developments do not have any significant negative impact on the landscape, natural environment or amenity. In terms of the detailed policies for the Revised LDP, the emphasis is on providing clarification on the 2 notable challenges and opportunities facing the visitor economy in Carmarthenshire which are attractions (somewhere to go) and accommodation (somewhere to stay).

VE1: Visitor Attractions and Facilities

Proposals for high quality new developments, including appropriate extensions to existing developments, will be permitted where they are located within or adjoining development limits.

Proposals that are located outside of the above locations will be permitted where they are demonstrably reliant on the specific attributes of the site / open countryside location and should (wherever possible) consist of the adaptation and re

use of an existing building and/or consist of the beneficial re-use of suitable previously developed land.

Proposals should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance.

Where appropriate, proposals should be accessible by various modes of transport - especially sustainable modes of transport - such as walking, cycling and public transport.

11.226 This policy acknowledges the economic opportunities afforded by the tourism sector but also emphasises the importance of maintaining the social, economic and environmental integrity of the County. There should be no social, economic and environmental harm arising from the proposal and satisfactory levels of accessibility must be in place. Whilst not being mentioned in the supporting text of LDP policy RD1, it is noted here as a cross reference aid that LDP Policy RD3: Farm Diversification provides for consideration of farm diversification projects that seek to positively contribute to and strengthen the rural economy. LDP policy RD3 recognises that diversification in rural areas can often add to the income streams and economic viability of farms, strengthen the rural economy and add to wider employment opportunities

11.227 The provision of a range and choice of attractions and facilities can assist in unlocking the County's visitor economy potential. 'Rainy day' attractions offer particular potential to counter issues of seasonality, whilst

job creation opportunities should also be maximised. Dual use facilities – i.e. attractions that are open to day trippers and the local community, offer potential wider wins. Proposals that seek to align with a wider network of attractions within the County do provide potential to broaden the overall offer as well as increase the length of stay and amount of monetary spend in Carmarthenshire's visitor economy.

11.228 Proposals that are not located within or adjoining development limits should demonstrate that the specific location is essential both in terms of the viability and feasibility of the development. It should be demonstrated sequentially that there are no suitable sites within or adjoining development limits to cater for the proposal. The applicant will need to demonstrate why the specific location is essential and why the proposal is highly dependent on the attributes of the site. This could be done by clarifying how the site / proposal is visually, functionally and spatially connected to a defined feature. This could include a natural, historic, or man-made features (eg an established facility). Proposals that are not located within or adjoining development limits should first look at re-using or extending existing buildings in order to protect the countryside.

11.229 In terms of suitable previously developed land, it should be noted that the definition of previously developed land for the purposes of this policy is as set out **TBC definition will be cross referenced in the Plan**

which reflects Planning Policy Wales edition 10 (December 2018) – paragraph 3.51 refers. Once established that the development is located on previously developed land, then the merits of the proposal would be primarily informed by location and nature of the former use / sense of place. In terms of location, reference should be made to supporting text listed under Strategic Policy 10 above – most notably the text that elaborates upon the Strategic Policy’s “sustainably located” criterion. In terms of the nature of the former use/ sense of place, the proposed development must sit appropriately within its surroundings – particularly from a visual/landscape point of view. An appreciation of sense of place should be implicit in every instance, regardless of whether the site is defined as previously developed land. The proposed development should not have a tangible greater detrimental impact on the sense of place in comparison to the impact of the uses formerly undertaken on the previously developed land.

11.230 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. For example, the statement can provide an opportunity for an applicant to demonstrate why the proposal must be located at a specific location / site. A statement can also provide an applicant with the opportunity to fully demonstrate the economic credentials of the proposal (as commensurate with size/scale etc).

Policy VE2: Permanent Serviced or Self-Catering Holiday Accommodation

Proposals for high quality serviced or self-catering holiday accommodation, including appropriate extensions to existing accommodation, will be permitted where they are located within or adjoining development limits.

Proposals that are located outside of the above locations will be permitted where they consist of the re-use and adaptation (including conversion) of existing buildings and comply with criteria c) and f) of LDP Policy RD2 and/or consist of the beneficial re use of suitable previously developed land. In all instances, proposals should conform with LDP Policy RD4.

Proposals should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance - as well as those uses already located in the vicinity of the site.

Proposals should be economically viable propositions that would not lead to an over concentration of visitor accommodation stock and/or lead to an unacceptable loss of permanent housing stock.

11.231 This policy acknowledges the benefits of a diverse accommodation offer in terms of providing a range and choice of places to stay. The potential contribution of high quality hotels and other serviced accommodation in augmenting and broadening the County’s service

sector economy is duly noted. This can offer a range of economic benefits, whilst also allowing the County to broaden its offer and appeal to wider demographic / customer base and secure an increased amount and duration of visitor spend. It is accepted that such accommodation is also well placed to cater for 'wellness tourism'.

11.232 This policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. It should be noted that proposals for Touring Caravan, Camping or Temporary 'other' Camping sites should be subject to policy VE3 and proposals for Static Caravan and Chalet Sites and Permanent 'other' Camping Accommodation should be subject to policy VE4.

11.233 Where planning permission is given for self-serviced accommodation, the Council will consider the attachment of conditions restricting the use to holiday accommodation only. Seasonal occupancy conditions may also be used to prevent the permanent residential occupation of such accommodation.

11.234 Reference should be made to Policy RD2: Conversion and Re-Use of Rural Buildings for Residential Use, for proposals that are not located within or adjoining development limits. Buildings that are of a substandard modern utilitarian construction (including materials such as single skin concrete block work, portal framed buildings clad in metal

sheeting) or buildings of substandard quality and / or incongruous appearance will not generally be considered appropriate for conversion to holiday accommodation. Reference should also be made to Policy RD4: Conversion and Re-use of Rural Buildings for Non Residential use.

11.235 Whilst this policy seeks to establish the appropriateness of proposals in land use planning terms on a case by case basis, it is important that there is a recognition of the importance of avoiding a cumulative over concentration of this type of holiday accommodation within a specific location. In this regard, the Council may seek assurances that the proposal is an economically viable proposition that is demand led and are not speculative in nature. This will assist in ensuring that the policy does not provide a future loophole the for re-use and adaptation (including conversion) of existing buildings for holiday use, and then allow them to convert to residential use if shown to be unviable for holiday accommodation use.

11.236 The Council will also monitor issues relating to an unacceptable loss of permanent housing stock as a result of change of use to holiday accommodation.

11.237 In terms of suitable previously developed land, it should be noted that the definition of previously developed land for the purposes of this policy is as set out **TBC definition will be cross referenced in the Plan**

which reflects Planning Policy Wales edition 10 (December 2018) – paragraph 3.51 refers. Once established that the development is located on previously developed land, then the merits of the proposal would be primarily informed by location and nature of the former use / sense of place. In terms of location, reference should be made to supporting text listed under Strategic Policy 10 above – most notably the text that elaborates upon the Strategic Policy’s “sustainably located” criterion. In terms of the nature of the former use/ sense of place, the proposed development must sit appropriately within its surroundings – particularly from a visual/landscape point of view. An appreciation of sense of place should be implicit in every instance, regardless of whether the site is defined as previously developed land. The proposed development should not have a tangible greater detrimental impact on the sense of place in comparison to the impact of the uses formerly undertaken on the previously developed land.

11.238 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. For example, the statement can provide an opportunity for an applicant to demonstrate that the proposal is an economically viable proposition for visitor accommodation use and how it could contribute to broadening the County’s overall offer.

11.239 Whilst not being mentioned in the supporting text of LDP policy RD2, it is noted here as a cross reference aid that LDP Policy RD3: Farm Diversification provides for consideration of farm diversification projects that seek to positively contribute to and strengthen the rural economy. LDP policy RD3 recognises that diversification in rural areas can often add to the income streams and economic viability of farms, strengthen the rural economy and add to wider employment opportunities.

Policy VE3: Touring Caravan, Camping or Temporary ‘other’ Camping sites

Proposals for new sites, and for extensions / improvements / intensification of existing sites, will be permitted where they reflect and respect the role and function and sense of place of the area as well as the following:

- (a) they are of high quality in terms of design, layout and appearance and will not have an unacceptable adverse effect upon (and where appropriate enhance) the surrounding landscape and/or townscape; and**
- (b) they will not result in an excessive area of hard standing and the accommodation units can easily be removed from the site; and**
- (c) they will not result in an over concentration of sites within the area; and**
- (d) they are suitably located in relation to the main highway network and adequate access can be**

**provided without detriment to the natural and built environment; and
(e) the accommodation is used for touring purposes only, with occupation limited to holiday use.**

Proposals which include a need for ancillary structures should demonstrate that a sequential approach has been considered commencing with the re-use of existing buildings, followed by the need to construct new buildings. New buildings will only be permitted where they are appropriate in terms of their siting, need and scale.

Any proposed accommodation units that require mains water and drainage will be dealt with under Policy VE4. Furthermore, a proposal for the conversion of an existing touring Caravan, Camping or temporary 'other' Camping site to Static Caravan, Chalet or Permanent 'other' Camping accommodation will not be permitted unless it accords with Policy VE4.

11.240 This policy recognises that appropriate high quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.241 This policy provides for consideration of proposals for touring caravans, tents, trailer tents and motorcaravans / homes – i.e non-permanent visitor accommodation.

11.242 It is considered that within a visitor economy context, touring caravans are designed to be towed (mainly by car) and will typically possess limited comprehensive facilities. They seek to provide basic holiday accommodation and can be easily removed from the site.

Proposals for static caravans should be considered against Policy VE4.

11.243 In responding to emerging 'trends' within the sector, this policy also allows for the consideration of 'other' camping / glamping accommodation units. These may not present as traditional tents and are also unlikely to fit into the statutory definition of a caravan. Such 'other' units can include tepees, pods, yurts, wigwams etc. For such a unit to be considered as non-permanent it should have a limited physical anchoring / connection to the ground and should present as transient and low impact. The unit should be easily removable from the site and easy to dismantle. The use of concrete bases is not considered appropriate, whilst any timber platforms or decking provided should be capable of being easily removed from the site. The unit should provide basic holiday accommodation only – e.g. sleeping, eating and seating.

11.244 The Council will consider the application of conditions – including restricting the use to holiday accommodation only and / or to limit the operational period of the site. There is an expectation that the site can be restored its original state and that any accommodation units are removed from the site when it is closed.

11.245 Whilst the non-permanent nature of proposals considered under this policy mean that they are likely to have less of an impact on the landscape and environment than static units, they must still sit satisfactorily within the landscape and/or townscape. The Council will need to be satisfied that there is no adverse impact, particularly from a landscape capacity point of view and that there is not an over concentration of sites. There should be an emphasis on well screened proposals where units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing. Due regard should be given to LDP policies SP 11: Placemaking and Sustainable Places and PSD1: Sustainability and High Quality Design.

11.246 It is not generally considered appropriate that established B & B facilities that operate within a residential dwelling (C3 use) diversify under this policy as this may lead to a proliferation of such structures within residential curtilages.

Elaboration on what an ancillary facility / structure could be **TBC**

11.247 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping

scheme (to allow for an appraisal of setting, site layout, and screening etc), as well as an improvement plan for extensions. It will also allow the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale etc). Where appropriate, the applicant is advised to identify those opportunities to secure wider benefits for nearby communities – eg potential for site visitor spend in shops, restaurants / cafes, attractions etc.

Policy VE4: Static Caravan and Chalet Sites and Permanent 'Other' Camping Accommodation –

Proposals for high quality new sites will be permitted where they reflect and respect the role and function and sense of place of the area as well as meet the following:

- (a) they are located within or directly adjacent to the development limits, or demonstrate a spatial and functional relationship with a relevant existing facility / attraction/ business as commensurate with the scale of the proposal; and**
- (b) they are of high quality in terms of design, layout and appearance and will not have an unacceptable adverse effect upon (and where appropriate enhance) the surrounding landscape and/or townscape; and**
- (c) they will not lead to a significant and unacceptable intensification in the provision of sites in the locality; and**
- (d) they are suitably located in relation to the main highway network and adequate access can be**

provided without detriment to the natural and built environment.

Proposals for the enhancement and extension of existing sites will be permitted where:

- (a) the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site – particularly in terms of wet weather provision; and**
- (b) it will increase the vitality, sustainability and environmental quality of the site; and**
- (c) it will not result in an unacceptable increase in the density of units and/or the overall scale of the site and in terms of any proposed ancillary facilities it should look firstly at re-using existing buildings, followed by the need to construct new buildings; and**
- (d) It enhances the surrounding landscape and / or townscape; and**
- (e) It provides (where appropriate) for the significant improvement of the overall quality, appearance and setting of the site.**

There will be a presumption in favour of appropriate proposals on existing sites that seek to relocate accommodation units into less prominent settings / locations and / or relocate accommodation units due to the risks posed by flood risk and /or erosion emerging from coastal change. Such proposals will still need to satisfy the policies and provisions of this Plan as a whole.

11.248 This policy recognises that appropriate high quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.249 The definition of a caravan is as per the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968). It is considered that within a visitor economy context, holiday accommodation static caravans are those caravans that aren't designed to be towed regularly and are generally transported on rare occasions e.g. to the caravan park site itself where they are likely to be sited for a sustained period. They typically offer more comprehensive facilities than tourers - eg fully-equipped kitchens and bathrooms.

11.250 It is considered that within a visitor economy context, a holiday chalet can be defined as any structure or suitable building intended for use as holiday accommodation (which is not defined by the above statutory definition of caravan) that is: **TBC**

- when it is not possible to transport the structure to the site in one piece, and/or
- that the structure/building prior to assembly is composed of more than two parts; and/or
- that the structure is placed on a purpose-built foundation, and /or

- that the structure, once assembled, cannot be removed from the site in one piece.

11.251 These units can offer particular opportunities from a design perspective, including the use of cladding as appropriate (eg wood or wood style cladding). They also offer opportunities for a luxurious accommodation experience – eg a hot tub. Whilst placing an emphasis on high quality in design terms, the Council also recognises the potential of such units in providing a wider type of visitor accommodation offer in Carmarthenshire that can cater for the higher end of the market.

11.252 In responding to emerging ‘trends’ within the sector, the policy also allows for the consideration of permanent ‘other’ holiday accommodation units. Should it be reasonably deduced that the unit does not meet either of the above definitions (caravan or chalet), then an evaluation should be undertaken that reviews the degree of its physical attachment to the ground. Those structures that due to the nature of their design cannot be removed from site when not in use, and/or have a substantive physical connection with the ground, should be subject to the provisions of this policy as opposed to policy VE3.

11.253 The Council will consider the application of conditions – including restricting the use to holiday accommodation only and / or to limit the operational period of the site. Limiting the operational period would

effectively close the site for a set period. It is likely to be on rare occasions that sites will possess those features that would allow them to stay open in the winter months – albeit the nature of our changing climate, and/or the individual characteristics of the site itself, can be relevant considerations in this regard. Where appropriate, the Council will require site operators to maintain an up to date register of the names of all owner/occupiers of the static units and their main home address in order to ensure that the holiday units do not become the owner/occupier’s main place of residence.

11.254 Elaboration on what an ancillary facility / structure could be **TBC**

11.255 The underpinning design principle for static visitor accommodation should be high quality – notably in terms of layout and appearance. Whilst Carmarthenshire is well placed to capitalise on the visitor economy market, it is important that the very features that attract so many visitors to our County are not unduly compromised and that we act as responsible custodians for future generations. Proposals should be sited in unobtrusive locations which are suitably screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape and/or townscape. Due regard should be given to LDP policies SP 11: Placemaking and Sustainable Places and PSD1: Sustainability and High Quality Design.

11.256 The demonstration of a spatial and functional relationship with a relevant existing facility / attraction/ business should be commensurate with the size and nature of the proposal. An awareness of role and function and sense of place should be implicit – reference is made to LDP Policy SP10. It is considered that proposals for static holiday accommodation that are of a sporadic and unrelated nature are highly unlikely to be able to demonstrate the required relationship. Proposals that offer an element of dual use for non-residents / day trippers offer potential for wider wins.

11.257 Many existing static units are located in visually sensitive areas, particularly along Carmarthenshire coastline. The policy seeks to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape / seascape. Such proposals should satisfy the policies and provisions of the Plan as a whole however - notably LDP policies SP 11: Placemaking and Sustainable Places and PSD1: Sustainability and High Quality Design.

11.258 The policy seeks to reflect the Well Being of Future Generations Act 2015 in that recognises the risks posed by flood risk and /or erosion emerging from coastal change. To this end, reference should be made to LDP policy NE7: Coastal Change Management Area in terms of the

potential relocation of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s).

11.259 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme (to allow for an appraisal of setting, site layout, and screening etc), as well as an improvement plan for extensions. Issues of landscape capacity are also noted. It will also allow the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale etc). Where appropriate, the applicant is advised to identify those opportunities to secure wider benefits for nearby communities – eg potential for site visitor spend in shops, restaurants /cafes, attractions etc.

11.260 Proposals to provide retail facilities (foods and non food) restaurants/cafes and take-away food are dealt with under the retailing policies of this Plan. **TBC – would like guests spending in the community if possible but some sites have delivery food / restaurants etc on site.**

Strategic Policy – SP 11: Placemaking and Sustainable Places

In order to facilitate sustainable development, new development should acknowledge local distinctiveness and sense of place, and be designed to high standards that are adaptable to climate change.

In order to achieve this, all development should:

- a) Contribute towards the creation of attractive, cohesive, safe places and public spaces, which enhance the health and well-being or quality of life of residents and communities, including safeguarding amenity, landscaping, the public realm and the provision of open space and recreation;**
- b) The design, layout and orientation of proposed building(s), and the spaces between and around them, should create an attractive, legible, healthy, accessible and safe environment;**
- c) Retain and enhance the network of green infrastructure including where appropriate including incorporating new opportunities to enhance biodiversity and ecological connectivity (including the incorporation of local features);**
- d) Be adaptable to climate change and maximise opportunities for sustainable construction techniques, resource efficiency and contribute towards increase low carbon and renewable energy generation.**
- e) Utilise materials and resources appropriate to the area within which it is located;**
- f) Exhibit and demonstrate a clear understanding of the existing natural and built heritage, local character and sense of place;**
- g) Contribute to, or create opportunities for Active Travel and access to public transport;**
- h) Consider and where appropriate incorporate new, and/or enhance existing connections to essential social infrastructure and community facilities;**
- i) Be accessible and integrated allowing permeability and ease of movement which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- j) Have regard to the generation, treatment and disposal of waste;**
- k) Manage water sustainably, including incorporating sustainable urban drainage systems (SuDS) into development proposals where feasible.**

11.261 Planning Policy Wales sets out the land use planning policies of the Welsh Government (WG). Its central objective is to promote and provide a framework for sustainable development within Wales.

11.262 A key component of this national policy agenda, and the sustainable development objectives which underpin it, relates to the need to embrace placemaking as part of the plan making and decision making

process. National planning policy identifies Sustainable Places as the goal of the land use planning system in Wales. PPW states that; they are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being²¹.

11.263 The WG is committed to promoting more sustainable forms of development, and their sustainable development scheme, One Wales: One Planet, (2009) sets out their approach to sustainable development. Through the planning system in Wales, good design can be used to play a major role in delivering sustainable forms of development with the Revised LDP committed to taking forward the sustainable placemaking agenda through its policies recognising the role new developments in potentially contributing to the making of places, and the areas qualities. The approach seeks to accord with the Well-being of Future Generations (Wales) Act 2015 promoting social inclusion, equality of opportunity and access for all as well as the health and well-being of our communities.

11.264 Achieving good design and creating an effective sense of place requires an understanding of the relationship between all elements of the

natural and built environment. Design is a fundamental component in creating sustainable development, which is itself at the forefront of the Well-being of Future Generations Act 2015.

11.265 The Act means that public bodies such as local authorities must work to ensure that developments should acknowledge and seek to improve the economic, social, environmental and cultural well-being of an area.

11.266 The policy integrates key elements of sustainable placemaking which contribute to the delivery of the Plan's Vision of creating prosperous, cohesive and sustainable communities. It also recognises the role that the County's unique environmental and historic and cultural qualities play in defining a healthy, safe and prosperous environment. The role of the Green Infrastructure and its network of multifunctional open spaces is an important component as is its provisions for health and well-being and enhanced opportunities for Active Travel and promotes improved.

11.267 There are environmental, social, as well as economic benefits to creating a well-designed development. Designing a high quality environment is an essential ingredient to achieving economic prosperity

²¹ Planning Policy Wales: Edition 10 – Paragraph 2.2

as it will be more attractive to potential investors as well as being more appealing to customers, key workers and tourists. Similarly, better designed buildings and places for work will result in more productive employees. At the same time, well-designed neighbourhoods will create happier and healthier communities that will be more committed to the maintenance of their surroundings. The environmental benefits might include less pollution through the reduction in traffic, the protection or enhancement of biodiversity, and the conservation of the built heritage. All these benefits are central to achieving sustainable development and to the long term economic prosperity of an area.

11.268 This policy is intended to ensure that development proposals can achieve positive economic, social, environmental and cultural outcomes, and can minimise adverse ones. It will, along with the more detailed policies to be developed in the Deposit LDP, form the basis of all planning decisions, and indicators will be developed as part of the Plan's monitoring framework to show the effectiveness of the policies.

PSD1: Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;**
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;**
- c) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;**
- d) Includes an integrated mixture of uses appropriate to the scale of the development;**
- e) ensure the use of high quality design solutions in relation to buildings and spaces and their inter relationships;**
- f) An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;**
- g) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;**
- h) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;**
- i) It has regard for the safe, effective and efficient use of the transportation network;**

- j) **It includes, where applicable, provision for the appropriate management and eradication of invasive species.**
- k) **Where issues of ground instability can be satisfactorily overcome in an environmentally acceptable manner.**

11.269 This plan and the policy seeks to ensure development proposals exhibit high quality and sustainable design principles which are reflective of the local context. High quality design sits at the heart of our ambitions for the creation of prosperous, cohesive and sustainable communities. An important part of this is putting in place a design-led regeneration approach which provides for high quality developments and designs in a way which recognises local distinctiveness and the relationship between the existing built form and new developments.

11.270 We therefore seek to reflect the provisions of national policy and the embedding of sustainable development within the plan recognising that new homes and developments should be provided in a way which is consistent with sustainability principles. Matters such as the layout, scale, form, massing, height, density, materials and specific detailing (including the colour pallet) are important components. However it is recognised that these cannot be prescriptive and will vary across development and the Plan area.

11.271 We recognise through our plans policies that the creation of successful places requires a holistic approach that brings together a number of different disciplines. Consequently creating good design should not be limited solely to the physical appearance of buildings and specific structural details alone will not create a successful place. Rather the potential mix of uses within a development and/or buildings, spaces (including important vistas and gaps) and the wider community relate to one another are of equal importance if the development is to deliver the sense of place desired.

11.272 This policy in conjunction with SP11: Placemaking and Sustainable Places, PSDXX: Green Infrastructure Network and PSDXX: Masterplanning Principles – Creating Sustainable Neighbourhoods together with other plan policies set an overarching framework for high design quality in development, conservation and enhancement proposals within the County.

11.273 Carmarthenshire has a rich historic and cultural heritage. The County's historic buildings, townscape and landscape should be treated as an asset and positively conserved and enhanced for the benefit of residents and visitors alike. Further guidance on the development and preservation of historic and cultural identities can be found within Policy XXXXX.

11.274 Proposals should reflect the need to protect the qualities of the area and the amenity of those who work in, live in and visit the area. The siting and nature of uses should be considered in the light of their potential to cause an unacceptable nuisance. Considerations of amenity can relate to all forms of development across the County. Consequently, the policy seeks to respect and where appropriate protect the amenity of existing residents.

11.275 The siting, layout and detailed design of development will often be critically important to the success of efforts to provide genuine alternatives to car travel. Good site locations and well-designed developments can increase the sites legibility and access to pedestrian, cycling and public transport thus reducing the amount of car traffic and speeds. We have, through the provisions of the Plan, and other strategies sought to ensure that new developments achieve social, economic and environmental sustainability, creating cohesive and socially inclusive places which reinforce local identity.

11.276 Poor quality design can not only undermine the character, qualities and appearance of an area, but can also impact on the amenity of existing residents and their quality of life. Design solutions should consider such impacts in relation to: visual impact, loss of light, overlooking/privacy, disturbance and the likely implications of traffic movements or operational considerations.

11.277 Proposals should also consider the quality of life of potential occupants of the development. In this respect the size of living spaces are also considered an important in maintaining an appropriate living standard including providing for healthy and attractive environments to live. It should be noted that such considerations will apply to conversions where there is a potential for an over intensification of use giving rise to cramped living conditions.

11.278 Design and Access Statement (DAS) should where appropriate be submitted to accompany planning applications. The DAS should include the detail necessary to ensure the application and the design considerations of any development are fully expressed having regard to policy provisions and their context.

11.279 Proposals for developments over **XXXXX** will be required to have regard to the provisions of Policy PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods. The policy will be further expanded upon by Design: Supplementary Planning Guidance (SPG) including specific guidance on Placemaking and Design Principles. Green Infrastructure and its network of multifunctional open spaces will be an integral part of any effective design solution. Consequently proposals will be expected to have appropriate regard to Policy PSD3: Green Infrastructure Network.

11.280 Natural surveillance is an important consideration in ensuring safer places and more inclusive developments and communities.

11.281 We recognise that unstable land can occur for a number of reasons, albeit they often fall within the following categories:

1. The effects of underground cavities – whether of natural origin or due to mining or civil engineering works;
2. Unstable slopes – these may be natural (e.g. eroding coastlines) or man-made (such as quarries, cuttings or embankments) or,
3. Ground compression – this may be of natural origin due to peat, alluvial, estuarine or marine soils; or due to human activities e.g. made ground, landfill or restored opencast mines; and ground subject to movement due to shrinking and swelling clays.

11.282 In those areas where land instability is known development proposals must be accompanied by a scoping report.

11.283 This should identify the nature of the (potential) instability. The report should be sufficiently detailed in order for the local authority and any other statutory agency to ascertain whether a) there is no potential threat for a development to go ahead, b) instability problems cannot be

overcome, or c) measures could be implemented to overcome identified problems. In the case of c), a detailed stability report will be required to accompany the application which:

1. Is produced by a “competent person”, most appropriately a geotechnical specialist able to demonstrate relevant specialist experience in the assessment and evaluation of instability and;
2. Identifies the measures required to mitigate against the identified risk(s).

PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods

For proposals where the developments is for 100 homes or more, there is a requirement to submit a comprehensive and integrated ‘masterplan’ for the entire site demonstrating a coherent and coordinated approach to creating neighbourhoods in accordance with placemaking and good design principles. Consideration should be given to the following guiding principles (where appropriate):

- a) **A breakdown of densities across the site reflecting the physical characteristics of the site and the character and appearance of the surrounding community. Higher density developments will be expected to relate directly to public transport corridors and reflect the settlement’s**

- position within the settlement framework (Strategic Policy SP16);**
- b) How they will contribute to the delivery of sustainable transport choices including active travel and accessibility to public transport;**
 - c) How the proposal integrates and links effectively into the surrounding community including links within and through the site for sustainable transport choices. Proposals should seek to establish good legibility and connectivity both within the site and linking to the wider area;**
 - d) The provision of facilities to meet the social and community needs of the development and where appropriate the wider community;**
 - e) Include responsive solutions reflecting the local context and the opportunities for sustainable construction techniques;**
 - f) Integration of the network of green infrastructure and connected open spaces in providing a cohesive and integrated environment for people, wildlife and open spaces for sports, recreation and play;**
 - g) Sympathetic integration of landscape form, biodiversity and built and historic features within and surrounding the site into the development. Proposals will be expected to look outwards beyond the site boundary (and not just within the site) in delivering high quality sustainable neighbourhoods;**
 - h) A phasing plan for the delivery of the development along with timely provision of supporting infrastructure;**
 - i) Reflect the linguistic and cultural identity of the County and contribute towards safeguarding and promoting the Welsh language;**

- j) Include innovative and creative solutions in relation to resource efficiency, low carbon development and renewable energy generation;**
- k) Integrate site features arising from SUD's as part of the development and consider the additional value or functions which these may provide.**

11.284 The policy sets out a masterplanning as a requirement for developments in delivering a holistic placemaking approach for all allocated and windfall sites of 100 or more homes. A masterplan for all sites allocated for 100 homes or more will need to be agreed prior to granting planning permission relating to these sites.

11.285 The policy recognises the benefits that can arise from effective masterplanning not only in terms of the quality of environment and sense of place it can create, but also as an opportunity to integrate all the relevant developmental considerations and requirements into a single expression of the proposals form.

11.286 Utilising this approach proposals will be able to express in a clear and coherent way how factors such as the new, or enhancement of existing, infrastructure can add value to existing and future residents, forming and guiding future provision. Such an approach will provide greater certainty and integrate opportunities for a connected living, legible

streets, a sequence of open spaces and Green Infrastructure and developments that fit their surroundings.

11.287 Masterplanning proposals should consider and plan for the effective and integrated phasing of the development taking into account different tenure mixes and the suitable provision of facilities at appropriate stages in a sites development. This will ensure a development is comprehensively planned with cohesive and sustainable communities at their heart.

11.288 The masterplan should be considered at outline planning application stage with its parameters and content agreed, to which a future reserved matters applications should accord.

PSD3: Green Infrastructure Network

Development proposals will be required to integrate, protect and maintain existing GI assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network. Where the loss or damage of existing green infrastructure is unavoidable, appropriate mitigation and compensation will be required.

All developments should seek to maximise as far as practicable, the amount of green infrastructure on the site, as well as the interconnectedness of green infrastructure within and around the site to the wider green infrastructure network.

They should also take opportunities to achieve multi-functionality by bringing green infrastructure functions together.

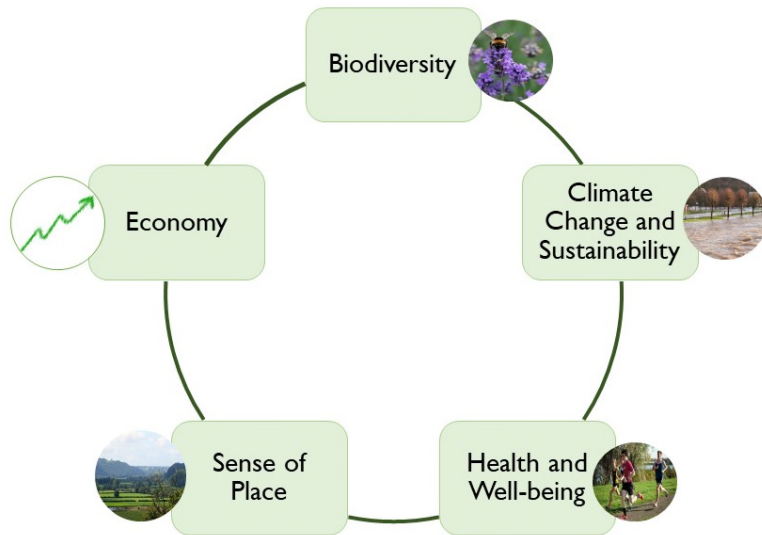
Where appropriate, developers must provide details of the maintenance proposals for the schemes, the party responsible for these, and demonstrate funding arrangements for their long term delivery to the satisfaction of the local authority before construction starts.

11.289 This policy aims to ensure that Carmarthenshire’s green infrastructure assets are valued, protected, enhanced and managed through a green infrastructure network. At the landscape scale green infrastructure assets can comprise entire ecosystems such as wetlands, woodlands, heathlands and waterways. At a local scale, it might comprise of parks, fields, footpaths, Public Rights of Way, cycle ways, common land, open access land, canals, allotments, cemeteries, landscaped areas and gardens. At smaller scales, individual urban interventions such as street trees, roadside verges, and green roofs can all contribute to green infrastructure networks.

11.290 When appropriately planned, designed and managed, green infrastructure has the potential to deliver a wide range of benefits for people and wildlife. By considering the multiple functions that a GI asset can provide simultaneously, it can significantly reduce costs for

individuals, businesses and public bodies, whilst enhancing the quality of life and health of residents, workers and visitors to Carmarthenshire.

11.291 These functions that green infrastructure can provide fit broadly under the following themes:



Biodiversity: GI can also improve connectivity between existing areas of nature, reducing habitat fragmentation and loss and increasing ecological resilience. Development proposals will conserve and enhance on-site biodiversity, and habitat networks within and adjacent to the site. This should include identifying ways to minimise or reverse the fragmentation of habitats, and to improve habitat connectivity through the promotion of

wildlife corridors and identifying opportunities for land rehabilitation, landscape management and the creation of new or improved habitats.

Sense of place: Incorporating GI features into new development is an important component of the WG placemaking approach and can contribute to the unique sense of place of an area or settlement. Retaining existing features into proposals helps to create places that are distinct and can help to soften the impact of change by creating a sense of continuity that acknowledges local identity. Green infrastructure is integral to place-making and therefore must be part of the development design process from the outset, rather than being relegated to ‘left over’ land.

Climate Change: GI can play a vital part in efforts to combat, mitigate and adapt to climate change, and will play an increasingly important role in climate-proofing both urban and rural areas. Increasing the green cover of our towns and cities can provide a number of benefits towards tackling climate change. These include carbon sequestration and storage, heat amelioration and reduction of flood risk as well as mitigating climate change induced reductions in air and water quality. Development should as far as possible seek to maximise these benefits, with prioritisation of benefits to be considered in the following areas:

- Within flood zones as identified by Natural Resources Wales, the provision of capacity for water storage in the event of a flood
- Within the Principle Centres, the provision of relief from high temperatures through increased canopy cover and efficient use of surfaces to maximise the provision of green infrastructure including through green roofs and green walls.
- Within areas of poor average resident health, the provision of opportunities for physical activity.
- Within Air Quality Management Zones, the provision of removal of air pollutants through suitable tree and foliage planting.

Development proposals will also integrate naturalised SuDS into the design of green infrastructure, and should as far as possible, ensure that SuDS provision is multifunctional.

Health and Well-being: Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. Development should seek to maximise the benefits, and where appropriate public use, of green infrastructure, with emphasis on promoting healthier communities. Development proposals will meet local accessibility, quality and quantity standards for open space, and be designed to cater for the needs of the community. Development

proposals will maintain and enhance the quality and connectivity of access networks, integrating active travel routes (linking workplaces, schools, community facilities and public transport hubs) and recreation routes into green infrastructure.

Economy: Protecting and investing in GI can support economic success and sustainable growth. GI can attract inward investment, making a local area more attractive to businesses and visitors. It can also save developers money as GI assets have the potential to satisfy a number of requirements in a multifunctional solution e.g. open space and SuDS. To this end development should seek to identify and maximise the quality, use and multifunctionality of green infrastructure provision on site.

PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows

Proposals for development should maintain and extend tree cover where important to the amenity, natural environment and the built form. Proposals should retain existing trees, woodland and hedgerows and, where loss is unavoidable provide appropriate replacement throughout the development.

Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site at a rate of two new trees for each tree lost. The planting of new,

additional trees is also supported and encouraged as part of new developments.

Development proposals will not be permitted where they have an adverse impact on trees, woodlands and hedgerows which are:

- a) Protected by a Tree Preservation Order (TPO);**
- b) Ancient woodlands including individual ancient and veteran trees;**
- c) Important to the setting and character of a conservation area.**

Tree survey information should be submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures.

11.292 The policy recognises the important contribution trees, woodlands and hedgerows can have to the environment and to our communities. Trees and woodlands play an important role within the plan area and are intrinsic to the landscape and urban character whilst providing habitat and increasing climate change resilience.

11.293 Their contribution within the urban form is particularly recognised.

They help to trap air pollutants, provide shading, absorb rainwater and filter noise. They also provide extensive areas of habitat for wildlife, especially mature trees. Carmarthenshire's Green infrastructure network

reflects tier importance in the urban realm and within our towns and villages - in both public and private spaces, along linear routes and waterways, and in amenity areas.

11.294 We consider their retention and additional new planting to be an important part in creating a cohesive and healthy communities within a valued and biodiverse rural and landscape context. All planning applications should be accompanied by a tree survey where trees are present on site. This should include protection, mitigation and management measures. Appropriate management measures must be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

11.295 The policy reflects the links through quality placemaking and Green Infrastructure. Consequently further guidance on Trees and planting as part of new developments will be prepared as SPG in support of the placemaking agenda and the creation of high quality and biodiverse living environments.

PSD5: Development and the Circular Economy

Development proposals will be required to demonstrate, via the submission of a natural materials management plan, how the generation of waste has been minimised and any waste

generated managed in order to keep resources in use for as long as possible in:

- a. the layout and design of the development;**
- b. any demolition and construction phase;**
- c. respect of any opportunities for utilising waste for re-use and recycling;**
- d. respect of any opportunities for utilising residual waste as a source of fuel.**

11.296 A key element within PPW Ed10 is the move towards embracing a more circular economy in Wales. A circular economy is one which aims to keep materials, products and components in use for as long as possible. There are environmental, social and economic benefits of taking such an approach, most notably the increased value and productivity of materials, financial savings for the construction sector and the prevention of waste.

11.297 In order to facilitate the requirements of this policy, development proposals will need to be accompanied by a natural materials management plan. The Plan should identify all the natural materials on the site prior to the development, these may be existing buildings to be demolished or the natural ground to be disturbed. It should explain how the generation of waste from these materials will be minimised and that the design and layout has given full consideration to ensuring that a cut and fill balance is as close to neutral as possible.

11.298 Development proposals will be encouraged that incorporate design features and materials which enable flexibility and adaptability throughout the design life of a building and which will enable re-use of the materials upon deconstruction.

11.299 Where appropriate, the use of locally sourced, alternative or recycled materials will be encouraged, including the reuse and recycling

of secondary aggregates, construction, demolition and excavation waste, incinerator bottom ash and other appropriate recycled materials.

11.300 Construction sites inevitably require a degree of cut and fill engineering operations. As part of site treatment, the cut and fill balance of materials excavated should be assessed so as to avoid the creation of waste which cannot be effectively re-used due to lack of suitable storage facilities. As part of the natural resources management plan developers should design proposals to achieve an earthwork balance which seeks to minimise cut and fill or which may provide for remediation of land elsewhere in the area.

11.301 The Planning Authority will encourage innovative approaches to recycling, particularly those which bring multiple benefits such as reducing energy costs and associated emissions. This may include the practice of on-site recycling on minerals sites and the recycling of construction and demolition waste in conjunction with other suitable uses, such as within builder's merchant yards.

11.302 In circumstances where reuse or recycling of the waste is not possible, the applicant will need to provide evidence to show where the residual waste will be disposed. Options that will be encouraged include the potential for utilising the waste as a source of fuel, such as in high efficiency energy recovery from waste, possibly linked to district heating systems.

PSD6: Community Facilities

Proposals for new and improved community facilities including health and education facilities will be supported where it accords with the following:

- a) It would be readily accessible to the local community it is intended to serve by public transport, walking and cycling;**
- b) It accords with, and supports the provisions of SP16: Sustainable Distribution;**
- c) It would not unduly harm the amenities of neighbouring and nearby residential properties;**
- d) It would not detract from the character and appearance of the area;**
- e) It will not lead to unacceptable parking or traffic problems;**
- f) It is designed with appropriate flexibility and adaptability to accommodate additional community uses without compromising its primary intended use.**

11.303 Providing a range of community facilities that are accessible to as many people as possible is fundamental in terms of securing sustainable communities. Such facilities are valuable not only in terms of the amenity they provide, but are also important in generating employment and attracting people to live within an area. Community facilities contribute significantly to the wellbeing, quality of life, enjoyment and inclusivity of settlements and communities within the County. In this regard, their potential loss should be carefully considered given consequential impacts in terms of sustainability and community identity. The protection and retention of community facilities should, wherever feasible, be considered and responsive approaches adopted to assist in their retention.

11.304 The above policy also recognises the potential for development where it occurs to place a strain on existing facilities. Consequently the adequacy of existing facilities such as health care is an important consideration. As a result, the policy seeks to ensure that adequate facilities are provided to meet the future demands of local communities.

11.305 The policy seeks to encourage the potential for dual use of facilities, particularly where the additional activity would assist in broadening service delivery and enhancing viability and usage. Establishing the viability of a facility, within the context of changing demographic characteristics, condition and maintenance and shifting patterns of demand may mean that some facilities no longer meet requirements. In such circumstances, alternative forms of provision and usage may be appropriate. Such a determination should be informed (where appropriate) by local evidence, the facility/service provider and the local community.

11.306 The promotion of accessibility to formal and informal recreation and leisure is an important consideration for the LDP. Sports fields, allotments, parks and wider natural based amenities such as waterways and woodlands provide opportunities for potential health benefits and add to a community's sense of place, as well as integrating green infrastructure into the urban form.

11.307 They also have potential to mitigate against the causes and effects of climate change, and can provide arenas for social interaction and community cohesion. Reference should be made to policy REC1 in respect of Recreation and Open Space.

11.308 The relationship between the access to health care facilities and new development is recognised and reference should be had to Policy XX - Healthy Communities.

11.309 The provision of community facilities will be supported where they accord with Strategic Policy SP16 settlement hierarchy. The siting of proposals for the provision of new educational and health facilities will be supported on sites within and immediately adjacent to the limits of defined settlements where they are in accordance with the strategy and policies of this LDP.

11.310 The Council may seek developer contributions through planning obligations to mitigate the impacts of particular developments, and to facilitate the delivery of the Plan policies and proposals.

PSD7: Protection of Open Space

Provision will be made to protect and wherever possible enhance accessibility to open space.

Proposals which result in the loss of existing open space will only be permitted where:

- a) It is demonstrated that there is provision of at least equivalent value available within the settlement, or where applicable the sustainable community, in an accessible location; and,**
- b) It would not cause or exacerbate a deficiency of open space; or,**
- c) The re-development of a small part of the site would allow for the retention and improvement of the majority facility; or,**
- d) A satisfactory financial contribution to compensatory provision is provided towards an acceptable alternative facility.**

11.311 Definitions of open space and a clarification of the County's accessibility standards are provided within the Carmarthenshire Open Space Assessment with additional information also provided in the Carmarthenshire Green Infrastructure Assessment. . For the purposes of this Plan, open space is defined as areas including playing fields, equipped children's play areas, outdoor sports facilities, informal recreation or play space (i.e. natural green space, play space and public open space). The identified open space provision in the county is mapped and assessed within the Carmarthenshire Open Space Assessment. It should however be noted that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within

the community. Whilst these areas are not mapped as part of the LDP, they would nevertheless be afforded protection under this policy where considered appropriate.

11.312 Whilst the protection of existing open space is a key aspect of the above policy, it also provides a measure of flexibility. The consideration of changing demographic characteristics, the condition and vitality of existing provision and any shifting patterns in need may mean that existing open space is no longer meeting requirements, there may be a surplus of provision identified or there may be scope to improve the existing provision to meet the local community's needs through development. In such circumstances, the policy seeks to allow for the enhancement or alteration of provision within the settlement/sustainable community as and where appropriate.

11.313 Where proposals have the potential to materially and adversely impact upon existing provision, the applicant will need to demonstrate that alternative provision is available to achieve the accessibility standards. The Open Space Assessment should be referred to for this purpose; the amount, location and type of open space should all be factored into the identification of alternative provision of 'equivalent value'.

With regards to the changing patterns in need and use, consideration should be given to consulting with the Sports Council for Wales, alongside the Council's Leisure and Parks Services, the relevant Town

and Community Councils as well as other service providers and organisations with responsibility for the provision and maintenance of open space in the locality. It should be noted that it will be the responsibility of the applicant to provide sufficient information to demonstrate a proposal's compliance with this policy.

11.314 These open spaces make an important contribution to the Green Infrastructure of the county by providing areas for recreation, reducing the impact of climate change, improving health and well-being and enhancing biodiversity and connectivity, amongst other benefits. Regard should be had to Policy XX Green Infrastructure Network and the need to maximise the amount of green infrastructure within a site and to achieve multi-functionality by bringing green infrastructure functions together.

PSD8: Provision of New Open Space

All new residential developments of ten or more homes will be required to contribute towards open space in accordance with the Council's open space standards.

In the event that the standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then a commuted sum will be sought where appropriate.

11.315 The Carmarthenshire Open Space Assessment sets out the current provision of open space across the county and the standards which the council and developers should aim to deliver. This policy provides the means to achieve these standards which take into consideration the quantity, function and accessibility of provision. Further detail is outlined in the Open Space Assessment.

11.316 In determining whether or not there is a need for a contribution, the quantity, accessibility, quality and type of open space provision will need to be considered. Where there is an existing deficiency within a community and the proposed development is likely to exacerbate the situation then a contribution will be required. Equally, a contribution will be required in circumstances where the proposed development would result in a deficiency.

11.317 With regards the Natural Greenspace, Play Space and Public Open Space provision, the Council applies the following standards:

Natural Greenspace

1. No person should live more than 400m¹ from their nearest area of Natural Greenspace (of at least 0.5ha).
2. There should be at least one Natural Greenspace of 20ha or more, within 2km of every home.

3. There should be at least one Natural Greenspace site of 100ha or more, within 5km of every home.
4. There should be at least one Natural Greenspace site of 500ha or more, within 10km of every home.
5. There should be at least 2ha of Natural Greenspace for every 1000 of population.

Play Space

1. There should be at least 2.4ha of Play Space for every 1000 or population
2. At least 1.6ha of the 2.4ha should be Outdoor Sports Facilities
3. At least 0.8ha of the 2.4ha should be Children's Play Facilities
4. Everybody should live within 1,200m of Outdoor Sports Facilities
5. Everybody should live within 400m² of Children's Play Facilities

Public Open Space

1. There should be at least 0.8ha of Parks and Gardens for every 1000 of population
2. There should be at least 0.6ha of Amenity Green Space for every 1000 of population
3. Everybody should be within 700m of a Park or formal Garden
4. Everybody should be within 480m of an Amenity Greenspace

11.318 In addition to the above quantitative and accessibility standards, regard should be had to the quality of the existing provision, taking into consideration its condition, its requirements for future maintenance and its suitability for all members of the community.

11.319 In situations, where there above standards can be met by existing open space provision which is of a suitable quality then a supporting statement will be required from the applicant to evidence this. In such circumstances, the Council may seek a commuted sum towards the maintenance or upgrade of existing nearby open space provision instead.

11.320 There may be situations where the above standards cannot be met, for example, where the site cannot practically accommodate onsite provision of open space due to physical or design constraints, or where it would render the development wholly unviable. In such circumstances a supporting statement should be provided by the developer to clarify why the standards cannot be adhered to on site and the Authority may seek commuted sums towards the maintenance of existing open space instead. Reference should be made to policy XXX with regards to planning obligations and developer contributions.

11.321 The Open Space Assessment should be used to inform the requirements of this policy. However, it is acknowledged that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community, this may be particularly applicable to areas of informal recreation use. Additionally, it is acknowledged that whilst open space areas have been categorised as specific types of provision they are on occasions capable of meeting the function of other

types of open space. Under such circumstances, they may be considered as making a positive contribution towards multiple types of open space.

11.322 Where open space provision forms part of a planning application, the applicant should stipulate how the future management and maintenance of any open space provision has been taken into account. Suitable provision and accessibility should be considered from the first stages of design so that it can become integral to the scheme. Such consideration will allow for the multifunctionality of these spaces to be maximised in accordance with Policy XX Green Infrastructure Networks and for the open space provision to be accessible to all members of the community in the most sustainable locations.

PSD9: Advertisements

Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to comply with the following:

- a) That their design, scale, materials and siting have full regard to the building, structure or land on which they are displayed;**
- b) There are no adverse effects on the landscape/townscape or the setting and integrity of the historic environment;**

- c) That they do not constitute a hazard to public safety especially when sited on roads;**
- d) That they safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. Regard should also be had to the provisions of Policy XX - The Welsh Language.**

Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.

New developments and streets will be expected to have Welsh names.

11.323 In order to promote the cultural identity of the Plan area, the Council will support and promote the provision of Welsh and English bilingual information signs, notice and information boards, displays and advertisement signs for tourist attractions and facilities. Private developers of tourism and leisure facilities will also be encouraged to publicise their business ventures through both the Welsh and English languages. Advertisements will not be required to provide the branding or company name bilingually, however, all ancillary or additional wording provided on signage in the public domain proposed in a planning application will required to be provided bilingually.

11.324 Bilingual signage and advertisement proposals which seek to

combine several essential advertisements within one sign will be encouraged.

PSD10: Extensions

Proposals for the extension of existing residential dwellings / use class C3 (which require planning permission) whether buildings, other structures or a particular land use must comply with the following:

- a) The scale of the proposed extension is subordinate or compatible to the size, type and character of the existing development and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;**
- b) The external appearance (including materials used) of the proposed extension in terms of design is sympathetic and complementary to that of the existing development;**
- c) There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;**
- d) It promote the principles of placemaking as set out within policy SPXX;**
- e) It, where appropriate incorporates features which incorporates and enhances the Green Infrastructure network;**
- f) The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;**

g) The use to be made of the proposed extension is compatible with the existing building, structure or land use.

11.325 Proposals should be of a high standard of design and respectful in terms of siting, size and the use of materials to complement the character and appearance of the existing building or structure and its surroundings and appropriate to the use of the existing building.

11.326 To ensure that where the existing development is of a poor design, the Council will require that any extension is of a higher quality design and/ or materials. Regard should be had to the provisions of Policy SP11: Placemaking and Sustainable Places and PSD1: Sustainable and High Quality Design.

PSD11: Noise Pollution

Proposals for development which may lead to exposure to a source of noise pollution will only be permitted where can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the effects on existing and future occupants.

Noise sensitive developments will only be permitted where effective and appropriate mitigation is carried out to prevent exposure to existing noise generating uses.

PSD12: Light and Air Pollution

Development proposals which would result in exposure to a source of light, or air pollution will only be permitted where they demonstrate that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the effects on existing and future occupants.

11.327 Air quality and its environmental, health and quality of life implications are recognised through national guidance, and are reflected within the sustainability appraisal objectives and the HRA screening report. Particular focus in terms of pollution will relate to those areas which are identified as having poor air quality.

11.328 Whilst air quality in general within the County is good there are 3 designated Air Quality Management Area (AQMA) in Llandeilo, Llanelli and Carmarthen. The LDP recognises the issue and its implications, and will monitor the outcomes for the AQMAs accordingly.

11.329 The HRA has also identified a risk that current levels of diffuse air pollution could be having an adverse impact on the European sites across the County. It highlights that sites in the region are already at risk of suffering adverse effects from diffuse air pollution as they exceed critical loads for some pollutants.

11.330 In rural areas in Wales the main pollutant of concern is ozone. The report on Key Environmental Statistics for Wales (National Assembly for Wales, 2007) indicates that ozone levels exceeding moderate or high pollution levels fluctuate greatly, and are associated with weather patterns (WG 2006). The pattern of elevated levels of ozone in rural areas may also be associated with prevailing winds from more urban areas in which ozone precursors (Nitrous oxides, volatile organic compounds from vehicle exhausts and industrial emissions) are generated.

11.331 The UK Air Quality Strategy sets out the standards and objectives (as referred to within policy EP2 above). The Strategy is available for download on the DEFRA website. Where appropriate, developers should have regard to its content. Reference can also be made to the guidance below:

- Carmarthenshire, Ceredigion, Pembrokeshire and Powys County Councils Joint Work: Air Quality: A Guide for Developers (September 2012); and,
- Carmarthenshire County Council: 2013 Air Quality Progress Report (June 2013).

11.332 Where a proposal is identified as having a potential adverse impact on National and / or international sites, the Council will require consideration and implementation of proposals which move towards a 'pollution neutral' approach. This represents a means through which growth may be allowed, whilst ensuring pollution does not damage the integrity of the National and / or International sites and their ability to support the features for which they are designated.

11.333 The Council will seek to continue liaison with neighbouring authorities in considering future ways of reducing emissions.

11.334 Noise sensitive developments such as housing, schools, and hospitals located near to transport infrastructure should, wherever possible, be designed to limit noise levels within, and around the development. In this respect the Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. In all development and in public spaces especially, there should be sensitive management of light, and exposure to airborne pollution should be kept as low as reasonably practicable²².

²² Planning Policy Wales: Edition 10 – paragraph 3.23

11.335 National policy recognises the negative impacts air, noise and light pollution can have on people, biodiversity and ecosystem resilience. In this respect PPW requires that authorities adopt policies in respect of lighting and the control of light pollution²³. Parts of Carmarthenshire are still relatively undeveloped with a limited impact from lighting on the night sky. In interpreting this policy, any lighting should be carefully designed and considered to minimise the impact on adjoining areas. There is also a possibility that light pollution could adversely affect the integrity of a Natura 2000 site where development coincides with roost sites/transit routes and where applicable, this will be considered within the HRA. Reference should be made to Wales Tranquil Areas Map, 2009 prepared on behalf of NRW.

11.336 The Council has a responsibility to identify contaminated land and ensure that it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990, and in PPW. The Council will need to be satisfied that the risks in respect of the site are fully understood and that remediation to the necessary standards is achievable. Work should not commence on site until appropriate remediation has been completed. The potential impacts on historic and natural environments will be considered in determining any proposal, with any submission to be accompanied by appropriate information.

²³ Planning Policy Wales: Edition 10 – paragraph 6.8.3

11.337 Remedial works, as agreed by the Council, prior to the commencement of development. Where applicable due consideration will be given to the impact of any remediation operation on natural and historic environments with the relative benefits of and need for the proposal weighed against the relative importance of the historic or natural interest of the site. Reference should be made to the relevant policies as contained under section 6.6 (Environmental Qualities).

11.338 Reference should also be made to the Council's Contaminated Land Strategy. The impact of contamination and the results of remediation should have regard to the WFD and Groundwater Daughter Directive in relation to surface and groundwater quality and the management of potential cumulative effects.

Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

11.339 The well-being implications arising from health conditions and varying life expectancy are recognised within this Plan through its emphasis on protecting and enhancing the County's built & historic as well as natural environment.

11.340 The Plan embraces the wellbeing potential afforded by our natural environment and access to our green spaces, particularly if this is done in a connected way. It is also noted that such spaces provide an opportunity to soften the impact of our changing climate.

11.341 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 12:** Rural Development
- **Strategic Policy – SP 13:** Maintaining and Enhancing the Natural Environment
- **Strategic Policy – SP 14:** Protection and Enhancement of the Built and Historic Environment

11.342 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP 12: Rural Development

The Plan supports development proposals which will contribute towards the sustainability of the County's rural communities. Development proposals in rural areas should demonstrate that they support the role of the rural settlements in the settlement hierarchy to meet the housing, employment and social needs of Carmarthenshire's rural communities.

Proposals for development in Countryside beyond identified settlements will be supported where it accords with the policies of this Plan and/or where it is an essential for people who live and work there and where it respects its landscape setting and the natural and built environment.

11.343 The rural settlements of the County have an important role to play in improving the sustainability of the wider geographical area in which they are located as well as the County's overall sustainability. The Plan's strategy and settlement hierarchy reflects the significant role which the rural communities play through supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability of the rural economy and rural communities.

11.344 Proportionate and sensitive development can provide the level of growth required to retain and enhance the services and facilities provided in the County's rural settlements. It can also serve to safeguard and promote the Welsh language in rural areas and enhance rural employment opportunities. However, the Plan seeks to ensure that development and growth does not have negative impacts upon a community's sustainability. Key to this is ensuring that development is not permitted at a scale or rate which would affect the community's ability to absorb and adapt to growth and change. This is imperative when considering the impacts which development can have upon the local infrastructure, the vitality of the Welsh language and the sustainability of the countryside and natural environment.

11.345 National planning policy has historically sought to restrict unnecessary development in countryside locations, principally to prevent sporadic and unsustainable growth and to maximise use of infrastructure, resources and services more commonly available in established urban areas.

11.346 Whilst this principle remains relevant and applicable, there is an enhanced recognition of the countryside as a place of work, as a home for many, a place to visit for others and a vital ecosystem for everyone. We are committed to addressing and safeguarding the needs of rural communities and to this end the Council established a Rural Affairs Task

Group with the aim of assessing the needs of rural communities and taking positive steps to address these. This Plan supports the aims of the Task Group principally through policies relating to the provision of housing and affordable housing, the economy and employment whilst having regard to the provisions of national policy, the Welsh language and the natural environment; development proposals will need to demonstrate that they accord with these policies as well as the provisions of national planning policy.

11.347 Planning Policy Wales Ed.10 recognises that the countryside is a dynamic and multi-purpose resource. It identifies that in line with sustainable development and the national planning principles it should be preserved and where possible enhanced. However, it also reflects the need to balance this against the economic, social and recreational needs of local communities and visitors.

11.348 PPW identifies that fostering adaptability and resilience will be a key aim for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services as well as contributing to the Cohesive Communities well-being goal.

11.349 There is a clear recognition that rural areas exhibit challenges in relation to access to alternative means of transport and the expectation of PPW in relation to access to active travel connections and sustainable

functional linkages. This is reflected in the development of the settlement hierarchy as a whole.

11.350 This Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These, and the distribution of growth, will focus on sustainable principles but will also recognise the respective role, function and contribution of settlements within particular clusters, whilst recognising and protecting and enhancing those valued aspects and environments.

11.351 This seeks to reflect the diversity of the County and the relationship between urban and rural with the settlement framework grouped under six clusters. These, and the distribution of growth, focuses on sustainable principles but also recognises the respective role, function and contribution of settlements within particular clusters, whilst recognising and protecting and enhancing those valued aspects and environments.

11.352 This understanding of diversity is reflected within PPW in its consideration of sustainable transport requirements. Para 4.1.16 recognises there is a need to reflect different approaches to sustainable transport in defining growth within rural settlements.

The Rural Economy

11.353 National policy recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. In this respect the establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

11.354 Regard should be had to the impact of such developments, however as noted within PPW many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. It is recognised that in order to sustain our rural areas a strong economic base is essential. In this respect small-scale enterprises are an important contributor to the rural economy.

11.355 Whilst there remains a focus on the identification or allocation of sites to meet an employment need it is also recognised that opportunities will also be required for small scale proposals where the need is not met by a specific allocations.

11.356 Reference should be had to the provisions of policy SP6 and its expression of the sustainable distribution of employment land provision.

Rural Enterprise Dwellings

11.357 As noted through national policy a rural enterprise dwelling is required where it 'is to enable rural enterprise workers to live at or close to their place of work'. This includes encouraging younger people to manage farm businesses and supporting the diversification of established farms.

11.358 It is not the role or intention of the Revised LDP to replicate the provisions of national planning policy. Consequently reference should be had to the provisions of PPW and Technical Advice Note 6 in the determination of applications for new rural enterprise dwellings. National policy clearly states that such proposals should be carefully examined to ensure that there is a genuine need.

11.359 Applications for rural enterprise dwellings should be accompanied by a rural enterprise dwelling appraisal, with permission only granted where it provides conclusive evidence of the need for the dwelling.

11.360 In order to ensure that rural enterprise dwellings are retained for their intended purpose PPW para 4.2.37 requires that a condition restricting the occupancy of the property must be applied and that the dwelling be classified as affordable housing (Definition as set out within

TAN 2: Planning and Affordable Housing). Where appropriate consideration will also be given to the use of legal agreement (section 106) as a means of retaining the properties purpose as an Enterprise Dwelling. This will ensure that the dwelling remains available to meet local affordable housing need should its original justification cease.

11.361 Proposals for One Planet Developments in the countryside will be required to provide for the occupants minimum needs in terms of income, food, energy and waste assimilation over a period of 5 years²⁴. Any proposal should be supported by an evidenced management plan, in those instances where this cannot be demonstrated any proposal will be considered against the policies and provisions of this LDP and national policy in relation to developments in the countryside. Reference will be had to the provisions of TAN6²⁵ and with regard to the requirements of the One Planet Development Practice Guide²⁶.

11.362 In assessing the suitability of a site for a One Planet Development the applicant will be expected to have regard to its potential landscape and biodiversity impact, ability to be effectively screened as well as whether it is sufficiently near to public transport.

²⁴ Planning Policy Wales: Edition 10 – Paragraph 4.2.39

²⁵ TAN6: Planning for Sustainable Rural Communities - <https://gweddill.gov.wales/docs/desh/policy/100722tan6en.pdf>

²⁶ One Planet Development Practice Guide -

<https://gweddill.gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

11.363 In circumstances where a planning application is received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non-compliance with the condition, consideration will be given to the replacement of an agricultural occupancy condition with the rural enterprise dwelling condition set out in TAN6: Planning for Sustainable Rural Communities²⁷.

RD1: Replacement Dwelling in the Open Countryside

The replacement of existing dwellings in the countryside will be permitted provided that:

- a) the existing dwelling is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape;**
- b) the original dwelling has not been demolished, abandoned or fallen into a state of disrepair and no longer has the appearance of a dwelling;**
- c) the design of the replacement dwelling is of a form, bulk, size and scale that respects its location and setting;**
- d) the proposal does not require an unacceptable extension to the existing established residential curtilage, including garden area;**

Proposals for any outbuildings should be modest in size and sensitively located and that adequate ancillary garage and storage space can be achieved for the dwelling.

Proposals in relation to the replacement of a traditional farmhouse, cottage or other building subject to the provisions of criterion a) above will only be permitted where, the applicant provides sufficient evidence to demonstrate that the re-use of the building is not economically viable or that it is of a structural condition that precludes its effective re-use.

11.364 The policy recognises and reflects the rural character of the County and the range and condition of the housing stock. It seeks to provide opportunity and scope for the provision of replacement dwellings in a manner which ensures that the County retains its traditional character whilst also not detracting from the special qualities of rural Carmarthenshire.

11.365 Specific consideration should be given to the acceptability of a proposals' visual impact on the landscape. In this respect, whilst the policy recognises that a replacement dwelling reflects an established and continuing residential use, its scale and design (including the extent of the residential curtilage) should not be to the detriment of the character and quality of the area.

²⁷ TAN6: Planning for Sustainable Rural Communities - Paragraph 4.13.1

RD2: Conversion and Re-Use of Rural Buildings for Residential Use

Proposals the conversion and re-use of suitable rural buildings in rural Carmarthenshire for residential use will be permitted where:

- a) there is satisfactory evidence that employment or business use of the building is not viable;
- b) the existing use has ceased and its re-use would not result in the need for an additional building;
- c) the form, bulk and general design of the proposal, including any extensions, respect the rural character and appearance of the building;
- d) the proposal, including its curtilage and access arrangements, are in scale with, and sympathetic to, the surrounding landscape and does not require the provision of unsightly and intrusive infrastructure and ancillary buildings;
- e) the building is capable of accommodating adequate living and ancillary space (including garages). Proposals for extensions should be proportionate and reflective of the scale, character and appearance of the original building;
- f) the original building is structurally sound and any rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, do not involve substantial reconstruction;²⁸

- g) the architectural character and traditional materials have been retained and the proposal does not result in the loss of the original structure's character, or that the construction of the building is of sufficient quality not to require reconstruction or significant refurbishment.

Proposals relating to buildings which are of a substandard modern utilitarian construction (including materials such as single skin concrete block work, portal framed buildings clad in metal sheeting) or buildings of substandard quality and / or incongruous appearance will not generally be considered appropriate for residential conversion.

11.366 In general, national planning policy seeks to strictly control residential development in the open countryside reflecting the principles of sustainability and to promote climate resilience and protect the natural environment. The re-use and adaptation (including conversion) of an industrial, commercial, agricultural or other building in the open countryside to a residential use, will only be permitted where it can be demonstrated that every reasonable effort has been made to continue or establish a business/commercial use or community activity, as set out in criterion a) above, or alternatively any residential proposal contributes to meeting affordable housing need in rural areas. Whilst it is recognised that this contribution may be small, it is none the less important that opportunities in rural areas for meeting local needs are maximised.

11.367 Residential proposals may be favourably considered where they form part of a proposed scheme for business re-use. Conditions may be imposed which require that the works necessary for the establishment of the business/enterprise have been completed prior to the occupation of the residential element. Furthermore, a condition or planning obligation tying the residential unit to operation of the enterprise may also be utilised as appropriate.

Only those buildings which are of an appropriate architectural quality and/or which incorporate traditional materials will be considered.

Proposals for buildings of a modern, utilitarian construction such as portal framed units, temporary structures or those which utilise materials such as concrete block work, metal or other sheet cladding finishes will not generally be considered appropriate for conversion.

The Council will need to be satisfied that adequate living and storage (including garaging) space can be achieved without the necessity for significant extensions to the building. Proposals for future expansion of units will not generally be considered appropriate. Similarly, the Council will consider the withdrawal of normal permitted development rights to construct extensions and ancillary buildings.

RD3: Farm Diversification

Proposals for farm diversification projects (including holiday accommodation and attractions) which positively contribute to and strengthen the rural economy will be permitted where:

- a. It is compatible with and complements and supports the principal agricultural activities of the existing working farm enterprise;**
- b. It is of a scale and nature appropriate to the existing farm operation;**
- c. It has appropriate regard to the highways and transport infrastructure**
- d. It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape.**

Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified, new buildings will be permitted where they are integrated with, or linked to the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.

11.368 Diversification in rural areas can often add to the income streams and economic viability of farms, strengthen the rural economy and add to wider employment opportunities.

11.369 Farm diversification proposals are intended to supplement and support the continuation of the existing farming activity. Proposals should be accompanied by evidence detailing a justification for the use and its relationship with the existing farming activity.

11.370 Where a proposal incorporates farm shops, specific planning permission may not normally be required where it involves the sale of unprocessed goods produced on that farm. However, to be viable, farm shops often have to import goods, possibly from other local suppliers. In determining proposals made under this policy, consideration will be given to restricting the broad types of produce sold and to the volume of sales. Consideration will also be given to the scale of the operation notably where an unrestricted use would result in an adverse effect on the vitality and viability of nearby retail activities.

11.371 It is recognised that not all diversification proposals can be achieved through the re-use and adaptation of existing farm buildings. Where new buildings are required they should be located in a manner which reflects, and are integrated into the current farm complex. This provides for those schemes where a new building is necessary, whilst minimising the potential impact upon the countryside.

11.372 Proposals which include the provision of new building(s) should be of a design which is sensitive to the appearance of the area. The scale of

any proposal should be compatible not only with the existing farm operation but also with a countryside location. Any proposal which is deemed of a scale and nature inappropriate to the location, or to the existing farm operation will be considered against the other relevant policies of this Plan. Such proposals may also be encouraged to locate to the allocated employment sites within the area.

It is acknowledged that a farm diversification scheme has the potential to achieve success to the extent that it becomes larger than the existing farm operations (financially and/or spatially). Such future potential is not the concern of this policy.

11.374 In considering proposals for farm diversification it is acknowledged that their rural context means that they cannot always be well served by public transport. Consequently whilst its availability will be taken into account when considering the nature and scale of the proposal (notably in respect of the potential impacts upon local highway infrastructure and the sustainability objectives of this plan), the potential for certain diversification proposals to only be accessible by private car is acknowledged. This should be fully considered as part of any supporting information provided by the applicant.

11.375 Where appropriate legal agreements will be used to tie agricultural buildings to the land if re-use is associated with farm diversification, in those circumstances where fragmentation of the agricultural unit is likely to occur by the separate sale of a building.

RD4: Conversion and Re-Use of Rural Buildings for Non Residential Use

Proposals for the conversion of rural buildings for business use will be permitted where:

- a) the building is suitable for the specific use;**
- b) There is sufficient land and storage space attached for the functional needs of the proposed use (including parking provision);**
- c) the conversion and proposed use, or the use of surrounding land for the provision of access, parking facilities, ancillary structures, on site facilities or storage would not result in an adverse impact on the character of the area, nearby uses or impact on the viability of similar uses within the locality;**
- d) the existing building is structurally sound and functionally suitable for the proposed use;**
- e) any extension is reflective of the scale of the original building.**

11.376 Insert supporting text –.

11.377 Reference should be made to Policy VE2 in relation to proposals for Permanent Serviced or Self-Catering Holiday Accommodation.

RD5: Equestrian Facilities

Development proposals for stabling, equestrian facilities or use of land for equestrian activities will be permitted where:

- a) the facility is grouped within an existing farm complex, or is sited as close as possible to existing buildings;**
- b) the proposed development will be of an intensity of use appropriate to its environment and setting;**
- c) the development will not have an adverse impact on the landscape or nature conservation interests; and**
- d) suitable access and parking can be provided for horse boxes and proposed the level of commercial activity.**
- e) for commercial facilities it's has ready access to the highway network.**

11.378 Proposals for stables and associated equestrian facilities are normally applicable to a countryside location. Planning permission will be generally be required for the development of stables, unless the horses are part of the agricultural activity, or the stable is within the curtilage of a dwelling (reflecting potential permitted development rights).

11.379 In general terms an Equestrian activity would fall outside of definitions of an agricultural activity when horses are kept on land for

reasons other than grazing i.e. where horses kept on land for the purposes of exercise or recreation

11.380 In many instances the use of land for grazing horses or for equestrian activity is a legitimate addition to landowners' and farmers' incomes. There has been an increase in horse riding as a popular leisure and recreational pastime contributing to the local tourist economy. As noted above such activities are in the main located in the countryside consequently their impact requires careful consideration. Proposals which have no adverse landscape and/or environmental impact will be supported. In this respect proposals will be expected to demonstrate how the development fits within its countryside setting and the regard it has to the settlement framework and its setting including existing buildings.

11.381 The erection of a ménage for private domestic use should be designed so that it has no adverse effect upon the landscape with the ménage well related to existing buildings and of an appropriate scale. Commercial stables and ménages will be considered appropriate as rural businesses where these can be accommodated without harm to the character to the area and are considered acceptable in highways terms.

11.382 Further guidance will be published as part of a SPG on equestrian facilities which will include considerations around design and siting of such facilities

Strategic Policy – SP 13: Maintaining and Enhancing the Natural Environment

Proposals for development will be expected to protect and enhance the County's natural environment.

Proposals must reflect the role an ecologically connected environment has in protecting and enhancing biodiversity, defining the landscape, creating a sense of place and contribute to a sense of Well-being and the principles of the Sustainable Management of Natural Resources.

All development proposals should be considered in accordance with national policy (Planning Policy Wales and Technical Advice Note 5) where a proposal for development would result in a significant adverse effect on a European designated site. Development that would result in unacceptable adverse environmental effects will not be permitted.

11.383 Carmarthenshire has a rich and diverse natural environment with a number of designated sites and protected species. This policy seeks to recognise the quality and value of the natural environment and landscapes across the Plan area, and their fundamental role in defining the County's

identity, character and distinctiveness. The recognition of the considerable merits of green infrastructure for maintaining and enhancing biodiversity and ecological networks is implicit. Reference is made to green infrastructure policy.

11.384 The protection and enhancement of these elements form an important component of the Strategy, which looks to reflect not only those international and national designations, but also the contribution of sites and landscapes at the local level. The LDP will also seek to conserve and enhance natural resources such as geodiversity, water, soil and air quality.

11.385 This policy also recognises the often interconnected components of the natural environment and their contribution towards maintaining and enhancing biodiversity, as well as the creation of attractive and cohesive spaces for communities and the well-being of Carmarthenshire's population.

11.386 Protection and enhancement of connectivity, and the contribution it makes the quality of Carmarthenshire's landscape, natural environment and biodiversity is an important consideration. As a result, the potential impact of the Plan and its policies and proposals upon nature conservation interests, amenity value, water/soil/air quality, hydrology, geology and

geomorphological regimes will continue to inform the plan-making process.

11.387 A Habitats Regulation Assessment (HRA) has been undertaken to assess the impacts of the Plan on European protected sites, including those in the candidate stage of designation.

11.388 Whilst the Plan recognises the need for new development for both social and economic purposes, the Council will, where appropriate, seek to safeguard Carmarthenshire's environmental qualities. We will seek to ensure the protection and enhancement of the natural environment through detailed policy.

11.389 In addition, and reflecting the duties placed upon Local Authorities, we will have regard to the National Park designation and the purpose for which it is designated, where it may affect the consideration of planning proposals.

NE1: Regional and Local Designations

Proposals for development that are likely to cause unacceptable harm to a Local Nature Reserve (LNR), or Regionally Important Geological/Geomorphological Sites (RIGS) will only be permitted where it can be demonstrated that:

- a. **There are exceptional circumstances, where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site; and**
- b. **That any unacceptable harm can be reduced as far as possible in line with the mitigation hierarchy, by ensuring effective avoidance, minimisation or mitigation, or where this is not feasible, that sufficient compensatory measures can be put in place that are of comparable or greater ecological value to that lost through development.**

The designation of such sites will, where appropriate, be supported.

This policy should be read in conjunction with other relevant policies and proposals of this LDP

11.390 LNRs and RIGS identify areas which are of local importance for nature conservation and geological value, and can include sites that contain a variety of habitat types or which support a range of species. Protection of these sites can make an important contribution to the Council's duty under Section 6 of the Environment (Wales) Act 2016. These features are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.391 Sites of Importance for Nature Conservation Value (SINCs) offer significant potential as a biodiversity resource. Guidance for the

recognition and identification of SINCs is set out in 'A Guide to Develop Local Wildlife Systems in Wales' (Wales Biodiversity Partnership). There are at present no SINCs defined within the plan area, however it remains an objective of the authority to undertake the identification process which will be monitored and accommodated accordingly through the review process. The Council will consider the use of SPG in reflecting the identification of future designations.

11.392 In circumstances where the need for a development might outweigh the need to protect a particular site, then impact will be avoided, minimised and mitigated as far as possible. Where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided in order to ensure that there is no net loss in overall conservation value of the area or feature. Where appropriate, the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and/or compensation measures.

NE2: Biodiversity

Proposals for development should seek to maintain and enhance biodiversity. Proposals for development will not be permitted where they would result in an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 7 of the Environment (Wales) Act 2016 , except where it can be demonstrated that:

- a) There are exceptional circumstances, where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site; and,**
- b) That any unacceptable harm can be reduced as far as possible in line with the mitigation hierarchy, by ensuring effective avoidance, minimisation or mitigation, or where this is not feasible, that sufficient compensatory measures can be put in place to ensure that there is no net loss of local biodiversity interests within the area.**

This policy should be read in conjunction with other relevant policies and proposals of this LDP.

11.393 This policy seeks to ensure that the habitats and species identified within Section 7 of the Environment (Wales) Act are suitably protected

from harmful development and that the Council fulfils its obligation to maintain and enhance biodiversity and promote ecosystem resilience. . Full reference should be made to the Nature Conservation and Biodiversity SPG. This SPG includes guidance to developers and should assist in the implementation of this policy and the LDP. The role of habitats and associated areas as connectivity pathways, ‘ecological networks’ or ‘animal corridor networks’ will, where applicable, be considered (reference should be made to Policy NE3 below).

11.394 Where required, management plans detailing matters such as mitigation measures should be produced as part of any application, and agreed with the authority prior to permission being granted. Proposed mitigation should be accompanied by an agreed monitoring regime. Mitigation may include careful design and scheduling of work, with phasing considered so that the timing of any works minimises disturbance.

11.395 In exceptional circumstances, the need for a development might outweigh the need to protect a particular site. If this is found to be acceptable, then impact will be avoided, minimised and mitigated as far as possible and where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided in order to ensure that there is no net loss in overall biodiversity of the area or feature. 11.396 The location and scale of a development,

including the nature of the habitats on the site and the surrounding area will be a consideration in the nature of any management required.

11.397 The potential impacts, either individually or cumulatively of a development, should be carefully considered in determining any proposal. In this regard, the impact of noise, vibration, drainage, lighting, traffic and air quality considerations may have implications during construction or once any development is completed.

11.398 The use of planning conditions and/or planning obligations will be considered where appropriate

NE3: Corridors, Networks and Features of Distinctiveness

Development proposals will be expected to maintain and enhance ecological corridors, networks and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported (provided they conform to the policies and proposals of this Plan).

Proposals that could result in an adverse effect on the connectivity or integrity of ecological corridors, networks or features of distinctiveness will only be permitted where:

a. There are exceptional circumstances, where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site; and

b. That any unacceptable harm can be reduced as far as possible in line with the mitigation hierarchy, by ensuring effective avoidance, minimisation or mitigation, or where this is not feasible, that sufficient compensatory measures can be put in place that are of comparable or greater ecological value to that lost through development.

11.400 This policy seeks to ensure the appropriate protection and management of ecological corridors, networks and features of distinctiveness. These include features which, because of their linear and continuous structure or their functions as 'stepping stones' or 'wildlife corridors' are essential for reducing habitat fragmentation and encouraging ecological migration, dispersal or genetic exchange. Protection of these features can make an important contribution to the Council's duty under Section 6 of the Environment (Wales) Act 2016. These features are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.401 Features which contribute include: hedgerows, ditches and banks, stone walls, streams, tree belts, woodlands, veteran trees, parklands, green lanes, river corridors, lakes, ponds, road verges, or habitat mosaics

or networks of other locally important habitats including peat bogs, heathland, wetlands, saltmarshes, sand dunes and species rich grass lands.

11.402 Providing ecological connectivity is an important ecosystem service of the *Green Infrastructure network* and its protection and/or enhancement accords with Policy **XXX** Green Infrastructure Network. In identifying these features and in implementing this policy, reference should be made to the Green Infrastructure Assessment and accompanying mapping.

NE4: Development within the Caeau Mynydd Mawr SPG Area

Proposals will be permitted where they accord with the Council’s commitment to promote and contribute to the delivery of the Conservation Objectives of the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC) in line with the Habitats Regulations. Proposals within the defined SPG area will be required to contribute towards increasing the quality and amount of available habitat for Marsh Fritillary butterfly available within the SPG Area. The SPG Area is defined on the Proposals Map.

In order to achieve these objectives, and to mitigate for the loss of potential supporting habitat and connectivity for the marsh fritillary butterfly that may result through the development, the Council will, where applicable, seek to secure Planning Obligations (in accordance with policy XXX and the

provisions of the SPG for the CMM SAC) from relevant developments within the SPG area.

11.403 Developments can proceed within the Caeau Mynydd Mawr SPG Area subject to there being no demonstrable likely significant effect upon the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC). To this end, the Council will (where appropriate) seek developer contributions in accordance with the provisions of the Caeau Mynydd Mawr Supplementary Planning Guidance (CMM SAC SPG). In order to ensure the LDP’s compliance with the Habitats Regulations, the Council will (where appropriate) give priority to securing those obligations in respect of the SAC. The Council may also (where appropriate) seek further detailed information from developers to inform the determination of planning applications.

11.404 The Caeau Mynydd Mawr SPG Area is identified on the proposals map. Reference should be made to the adopted CMM SAC SPG and its supporting evidence.

11.405 In providing certainty and spatial focus, policy NE4 does not advocate a rigid/blanket approach to calculating the amount of ‘chargeable’ development. Reference should be made to the SPG, particularly in terms of ‘in kind’ contributions.’

11.406 Exceptionally, and in strict accordance with the provisions of the SPG the agreed contribution may be subject to negotiation. Such negotiation will be on a case by case basis, however. In providing certainty and spatial focus, policy accepts that contributions may be financial, or in kind, should a developer decide to provide the necessary mitigation themselves in perpetuity. Reference should be made to the SPG, particularly in terms of 'in kind' contributions.'

NE5: Coastal Management

Proposals for coastal management schemes will be permitted, provided that:

- a) The need for the development is appropriately justified;**
- b) The development is in keeping with the surrounding environment;**
- c) It protects, enhances and where appropriate creates walking linkages to the All Wales Coast Path and the footpath network;**
- d) The scheme will not result in increased erosion, flooding or land instability.**

Proposals will be encouraged to provide additional Active Travel routes to link communities and existing paths to the All Wales Coast Path.

11.407 Coastal defence schemes play an important role in protecting the County's population, assets and resources from tidal flooding and erosion. This policy seeks to ensure that coastal management schemes are constructed in appropriate locations, and do not adversely impact upon the surrounding landscape. Schemes will be required to pay regard to the protection of species and habitats in line with policy SPXX.

11.408 Encouragement will be given to incorporating appropriate public access and recreational facilities within schemes.

11.409 New coastal management schemes will not be permitted for the purpose of enabling new development in areas of flood risk or coastal erosion.

11.410 Proposals will be expected to take account of the contents of the South Wales (Lavernock Point to St Ann's Head) Shoreline Management Plan (SMP2). SMPs provide a large-scale assessment of the risks associated with coastal processes and present a policy framework to reduce the risks to people and the environment. These Plans set out strategic policies which are designed to assist coastal defence decisions. Applicants should satisfy themselves that they are covered by the above assessments.

11.411 Specific reference is made to policy XXXX: Coastal Change Management Area and its context in relation to developments within, or affected by the SMP ‘no active intervention’ and ‘managed realignment’ policies.

11.412 The proposals contained within this LDP have been prepared with due regard to the policies set out in SMP2. It is considered that the LDP in combination with the policies set out within SMP2 does not have a significant effect on the Carmarthen Bay and Estuaries European Marine Site.

NE6: Coastal Development

Development proposals in undeveloped coastal locations will only be permitted provided that:

- a) It is necessary for them to be sited at a coastal location;**
- b) They are part of a necessary coastal management schemes;**
- c) They do not increase the risk of erosion, flooding or land instability;**
- d) They would not result in the need for new coastal protection measures;**
- e) They protect and enhance the landscape, seascape, biodiversity and historic environment.**

Proposals in all coastal locations will only be permitted provided that:

- a) They have taken into account matters associated with coastal change;**
- b) They will not unacceptably harm the seascape through inappropriate scale, mass and design.**

11.413 Carmarthenshire has an extensive area of coastline, stretching from the mouth of the River Loughor to Marros. The coastal area can be defined as areas where the land and adjacent sea are considered mutually interdependent.

11.414 The undeveloped coast will rarely be considered the most appropriate location for development, and any proposals will be subject to other policies of the Plan, particularly Policy XX – Development Limits.

11.415 Proposals should accord with the contents of the Lavernock Point to St Ann’s Head Shoreline Management Plan 2 (SMP2). A SMP is a long term, high level, broad assessment of the risks associated with erosion and flooding at the coast. The Plan seeks to reduce these risks to people and the developed, historic and natural environments, and sets out how the coast should be managed in the future through a number of sustainable long-term coastal erosion and coastal flood risk management policies for the coast.

11.416 Matters associated with coastal change include: the risks of erosion, flooding, land instability, and the preferred approaches to address such risks, and impacts on biodiversity and ecological resilience.

11.417 Reference is made to policy NE7: Coastal Change Management Area and its context in relation to developments within, or affected by the SMP2 'no active intervention' and 'managed realignment' policies.

NE7: Coastal Change Management Area

The Coastal Change Management Area (CCMA) has been defined as those areas where the Shoreline Management Plan 2 (SMP2) identifies a policy of 'no active intervention' and 'managed realignment'.

Proposals for development located within the identified Coastal Change Management Area (CCMA) should not have an adverse impact on rates of coastal change elsewhere and will be subject to the following:

A. New Residential Development

Proposals for any residential use within the CCMA will not be supported.

B. Relocation of Existing Permanent Dwellings

Proposals for the relocation of existing permanent dwellings located within the CCMA will be permitted where:

- a) The development replaces a permanent dwelling which is affected or threatened by erosion and/or coastal flood risk within 20 years of the date of the proposal; and**
- b) The relocated dwelling is located an appropriate distance inland with regard to CCMA and other information in the Shoreline Management Plan, and it is in a location that is:
 - i. in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements, or**
 - ii. within or immediately adjacent to existing settlements close to the location from which it was displaced;**
 - iii in the case of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s) - within, adjacent or within an acceptable proximity to the existing site.****
- c) The site of the existing dwelling is cleared of any buildings or residential paraphernalia and made safe; and**
- d) The new dwelling is comparable in size to that which it is to replace; and**
- e) The proposal recognises the respective sense of place within the area and should not have a detrimental impact on the landscape, townscape, seascape and/or biodiversity of the area; and**

C. Non-Residential Buildings

Proposals for the following types of new non-residential development will be permitted within the CCMA predicted as being at risk from coastal change, subject to an acceptable Flood Consequence Assessment and Stability Assessment:

- i. development directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, touring caravan sites, camping sites, leisure activities); and
- ii. development providing substantial economic and social benefits to the community; and
- iii. where it can be demonstrated that there will be no increased risk to life, or any significant risk to property; and
- iv. subject to either time-limited and/ or season-limited planning permission, as appropriate.

Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses on sites within the CCMA, will be permitted where it can be demonstrated through a suitable Flood Consequences Assessment and Stability Assessment that there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate).

D. Extensions to Existing Dwellings and Infrastructure

Proposals for the following types of development will be permitted in the CCMA, subject to a suitable Flood Consequences Assessment and/or Stability Assessment:

- 1) Limited residential extensions that are closely related to the existing scale of the property and therefore doesn't result in a potential increase in the number of people living in the property;
- 2) Ancillary development within the residential curtilage of existing dwellings;
- 3) Key community and other infrastructure (including roads), which is required to be located within the CCMA to provide the intended benefit for the wider community will be permitted where it is accompanied by clear plans to manage the impact of coastal change on it and the services it provides.

11.418 As with policy RE6, regard should be had to SMP2 which sets a range of policies for the coastline, which are 'hold the line', 'no active intervention' or 'managed realignment', per policy epoch (namely: up to 2025, 2026 to 2055 and 2056 to 2105).

11.419 The SMP2 can be viewed at www.southwalescoast.org . Planning Policy Wales states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas.

11.420 The Coastal Change Management Area (CCMA) represents where the accepted SMP2 policy is for 'no active intervention' or 'managed realignment' during the Plan period. A schedule of the coastal areas defined as within the CCMA is set out within Appendix X.

11.421 New residential development is not considered suitable in the CCMA. This reflects the level of risk of coastal erosion and flooding in these areas. The implementation of this approach will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings, and is part of a precautionary approach which is guided by the policy considerations set out within the SMP2.

11.422 The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education, static caravan and chalets (where they are connected to infrastructure and part of an established and fully serviced site) and training centres.

11.423 Planning conditions will be applied, or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

11.424 To enable coastal communities to adapt to coastal change, the Policy facilitates the relocation and replacement of permanent dwellings to alternative locations safe from coastal erosion. It seeks to ensure coastal communities remain sustainable by maintaining levels of housing stock and reducing risk to people and property.

11.425 Where an extension to a residential property requires permission, they will be supported where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk to the property. However, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding, or erosion.

11.426 Non-residential development will be subject to the timeframe anticipated for loss of the property as a result of coastal erosion. This would apply to proposals for uses such as community facilities, business uses, sports pitches and playing fields. Occupants and/or owners will be expected to acknowledge that the use may only be operational for a limited time or seasonal as part of any risk assessment. This risk assessment should fully consider the benefits against the risks associated with utilising a property with a potentially limited lifespan.

11.427 Where appropriate a time limited planning permissions may be used to control the planned life-time of a new development. This would allow control over the future of the development and potential risk to property and people where this is appropriate.

NE7: Landscape Character

Development proposals should relate to the specific landscape and visual characteristics of the local area, ensuring that the overall integrity of landscape character is maintained by:

- a) identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;**
- b) protecting international and national landscape designations;**
- c) preserving local distinctiveness, sense of place and setting;**
- d) respecting and conserving specific landscape features integrating the principles of Green Infrastructure;**
- e) integrating principles of placemaking and the components of the Green Infrastructure network;**
- f) protecting key landscape views and vistas.**

Carmarthenshire is characterised by a diverse and high quality landscape resources and areas of notable visual value. It also includes a range of international and national landscapes designations.

The County's key landscape attributes range from XXXXXXXX, to XXXXXXXX with upland areas, coastal plains and river valleys of high landscape value and ecological importance. These provide significant environmental, economic and social benefits and help to create a sense of place.

The Policy seek to protect, maintain and where appropriate enhance the character and quality of Carmarthenshire's landscape with those features which contribute to the County's distinctive character afforded appropriate levels of protection with their significance highlighted using the former Countryside Council for Wales' (CCW) LANDMAP resource.

Note: LANDMAP is a Geographical Information System based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

The policy, therefore, will be supported by a Supplementary Planning Guidance (SPG) on LANDMAP Landscape Character Assessment. This SPG will build on the work undertaken and policy provisions in respect of Placemaking and Green Infrastructure in developing an integrated suite of guidance documents to guide development proposals.

This SPG will identify and describe distinctive landscape character areas and types throughout the plan area.

In this respect the purpose of the policy is to reflect the specific distinctiveness, qualities and sensitivities of the County's landscape components.

Strategic Policy – SP 14: Protection and Enhancement of the Built and Historic Environment.

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets, and, where appropriate, their setting.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.

11.428 Carmarthenshire has a rich and diverse historical and cultural built heritage, with a range of Conservation Areas, Listed Buildings, and Scheduled Ancient Monuments etc. The recognition of the Plan area's built heritage and its conservation is essential providing a sense of history, character and to as a sense of place.

11.429 The Plan area also contains archaeological sites and features including many of which have not yet been discovered. The Policy and the Plan aims, in conjunction with primary legislation on the built environment and historic buildings, to safeguard the cultural integrity of the historic settlements, features and buildings within the Plan area, and where applicable contribute to the enhancement of the historic and built environment. This recognises that our historic assets are irreplaceable

resources and their conservation provides social, cultural, economic and environmental benefits.

11.430 Such historic assets include:

- listed buildings;
- conservation areas;
- historic parks, gardens and landscapes; and
- undesignated assets which provide character to the area.

11.431 The County's historic buildings, townscape and landscape should be regarded as assets and positively conserved and enhanced for the benefit of residents and visitors alike. The special and often diverse character of the County, with its unspoilt countryside, industrial heritage and wealth of historic towns and villages, reflects the changes experienced through the ages, linking the past to the present and maintaining the area's distinct cultural identity.

11.432 Such features and structures not only affected by change and neglect, but also by changes to their setting. As such this is an important consideration in making decisions on proposals which may have an effect.

11.433 The need for new appropriate development across the County must be recognised, and as such the LDP will seek to direct and manage

potential growth in a way which respects the importance of the built and historic environment.

11.434 Many elements of the County's built and historic environment are protected through legislation or other policy provisions, and as such do not require policies in the LDP. The Plan does not therefore include policies in relation to facets of the built heritage such as Scheduled Ancient Monuments, as they are adequately and appropriately protected elsewhere.

11.435 There are however, aspects relating to the protection of the historic environment which may be addressed through the LDP, particularly those pertaining to local features and to local buildings.

11.436 Clear guidance and legislation in respect of the following is contained within PPW: Edition 10 – Chapter 6 Conserving the Historic Environment and Policy SP13 – Maintaining and Enhancing the Natural

²⁹ Planning Policy Wales: Edition 10 – Paragraphs 6.1.18 and 6.1.19. Further information on the consideration of historic parks and gardens in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment (<https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>) and Cadw best-practice guidance: Managing Change to Registered Historic Parks and Gardens in Wales (<http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Change%20to%20Registered%20Historic%20Parks%20&%20Gardens%20in%20Wales%2026922%20EN.pdf>).

Environment which recognises the importance of such areas and features of the County:

- Historic Parks and Gardens²⁹ - Many parks and gardens are historically significant and are listed in the Historic Parks and Gardens in Wales Register. These areas are also defined on the LDP Proposals Map;
- Historic Landscapes³⁰
- Archaeological Remains³¹
- Enabling Developments³² - PPW sets out the provisions through which an enabling proposal would be considered
- Scheduled Ancient Monuments - These are defined on the Proposals Map

11.437 The authority will prepare SPG as appropriate and where required with regard to the Historic and Built Environment.

³⁰ Further information on the register of historic landscapes and its use in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

³¹ Further information on the consideration of archaeological remains through the planning process, including desk-based assessment, field evaluation and the consideration of unforeseen archaeological remains, can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

³² Planning Policy Wales: Edition 10 – Paragraphs 6.1.30 - 6.1.32.

Policy BHE1: Listed Buildings and Conservation Areas

Proposals in respect of a listed building will only be permitted where they accord with the following:

- a) **Proposals for the alteration and/or extension to a listed building or its curtilage will be required to ensure that the special architectural character or historic interest is preserved or enhanced;**
- b) **The change of use of a listed building or its curtilage will only be permitted where it contributes to the retention of a building or its sustainable re-use whilst avoiding an adverse effect on its character, special interest or structural integrity;**
- c) **Proposals for the total or substantial demolition of a listed building will only be permitted where there is the strongest justification and convincing evidence that the proposal is necessary;**
- d) **Proposals which have a relationship to, or impact upon the setting of a listed building or its curtilage must ensure that the setting is preserved or enhanced.**

Developments within or adjacent to a conservation area will be permitted where it would preserve or enhance the character or appearance of the conservation area or its setting.

New developments in Conservation Areas should be of a high standard of design which responds to the area's special characteristics and features.

11.438 Where a proposals is for new buildings within conservation areas should have regard to the following:

- Important views, vistas, street scenes, roof-scapes, trees, open spaces, gaps and other features that contribute to the character or appearance of the conservation area;
- Historically significant boundaries or other elements that contribute to the established form of development;
- The relationship to existing buildings and spaces, and settlement for; and,
- Scale, height and density, architectural design, and materials.

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change

11.439 This Revised LDP recognises the importance of community and sense of place by seeking to distribute new development in manner that recognises and respects the role and function of our settlements.

11.440 By distributing growth in a sustainable manner and in a way that acknowledges our key connectivity routes, the Plan seeks to assist in the creation of connected communities that are resilient, vibrant and can foster a well-being amongst residents.

11.441 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 15:** Climate Change
- **Strategic Policy – SP 16:** Sustainable Distribution – Settlement Framework
- **Strategic Policy – SP 17:** Transport and Accessibility
- **Strategic Policy – SP 18:** Mineral Resources
- **Strategic Policy – SP 19:** Waste Management

11.442 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP 15: Climate Change

Where development proposals respond to, are resilient to, adapt to and minimise the causes and impacts of climate change they will be supported. In particular proposals will be supported where they:

- a) Reflect sustainable transport principles and minimise the need to travel, particularly by private motor car;**
- b) Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures such as SuDS and flood resilient design;**
- c) Promote the energy hierarchy by reducing energy demand, promoting energy efficiency and increasing the supply of renewable energy;**
- d) Incorporate appropriate climate responsive design solutions including orientation, layout, density and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible.**

Proposals for development which are located within areas at risk from flooding will be resisted unless they accord with the provisions of Planning Policy Wales TAN 15.

11.443 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered. The economic, social and environmental implications arising from Climate change will be profound and a failure to address it will result any effort to plan for sustainability unsuccessful.

11.444 The changing climate and the impacts for Wales predicted by the UK Climate Impacts Programme (UKCIP) present the planning system with serious challenges. In addressing them, Planning Policy Wales (PPW) outlines a series of objectives which should be taken into account during the preparation of a development plan.

11.445 The LDP categorises settlements into a hierarchy which reflects their relative sustainability. The Plan's aspiration of minimising the need to travel, particularly by private motor car, and its contributory role towards the facilitation of an integrated transport strategy seeks to direct development to appropriate locations which serve to achieve this.

11.446 The potential impact of flood risk forms an important consideration in the assessment of the appropriateness of sites for inclusion within the LDP. In this regard, a precautionary approach will be adopted in the identification of sites for inclusion in the Plan. The consideration of any proposals in respect of flooding have regard to the provisions of PPW

and TAN15: Development and Flood Risk which provides guidance on assessing developments at risk from flooding.

11.447 Proposals affected by flood risk will be required to submit a Flood Consequences Assessment as part of any planning application and the Council will consult with Natural Resources Wales (NRW). Where a site is in part impacted upon by flood risk, the developer will need to consider the impact of the risk on the developability of the remainder of the site. Where appropriate they should undertake the necessary evidential work (including a flood consequences assessment and/or topographical survey) to the satisfaction of NRW. Regard should be had to Policy XX: Flood Risk and Avoidance as contained within this Plan.

11.448 Developments will be expected to exhibit good design principles to promote the efficient use of resources, including minimising waste and pollution generation, and maximising energy efficiency and the efficient use of other resources. Reference should be had to policy SP19 in relation to the waste and the waste hierarchy and minimisation of waste.

11.449 Development proposals will be expected to make full and appropriate use of land. The potential impacts of climate change should be central to the design process, including the contribution that location, density, layout and built form can make towards climate responsive developments.

11.450 The Welsh Government is committed to using the planning system to optimise renewable energy and low carbon energy generation. PPW states that Local Planning Authorities can make a positive provision by considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and enable this contribution to be delivered. Renewable energy targets have been set by the Welsh Government, one target is for Wales to be generating 70% of its electricity consumption from renewable energy by 2030.

11.451 Proposals/land uses and land management practices will be encouraged where they help to secure and protect carbon sinks (including peat). Such an approach will enhance resilience to the impacts of climate change and to reducing the causes of climate change through the protection of carbon sinks and as a sustainable energy source³³.

11.452 PPW sets out clear guidance in terms of requirements for climate responsive developments and sustainable buildings. Reference should be made to the Practice Guidance – Planning for Sustainable Buildings (WG, 2014).

³³ Planning Policy Wales: Edition 9 Para 4.6.4.
<https://gov.wales/docs/desh/publications/161117planning-policy-wales-edition-9-en.pdf>

CCH1: Renewable Energy

Proposals for renewable and low carbon energy development will be permitted provided they accord with the following:

A. Proposals for Large Scale Wind Farms

Large scale wind farms of 25MW and over will be permitted within and adjoining Strategic Search Areas, subject to them meeting the criteria iv to vii.

B. Proposals in Local Search Areas

Proposals for wind farms and solar developments of between 5-50MW will be permitted in identified Local Search Areas, subject to them meeting criteria iv to vii.

C. Proposals Outside SSA and LSA

Proposals outside the SSAs and LSAs must not prejudice the purpose of the search areas and should comply with the following criteria:

- i. The development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure;**
- ii. The development will not have an unacceptable impact upon areas designated for their landscape value;**

- iii. **The development will not have unacceptable cumulative impacts in relation to existing wind turbines, those which have permission or are proposed.**

D. All Renewable Energy Proposals

Proposals for all types of renewable and low carbon energy development, and associated infrastructure, either on their own, cumulatively or in combination with existing, approved or proposed development should comply with the following criteria:

- iv. **The development will not result in demonstrable harm to statutorily protected sites and species, and habitats and species identified in the Local Biodiversity Action Plan;**
- v. **The development will not have an unacceptable impact on roads, rail or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;**
- vi. **Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;**
- vii. **Proposals should be accompanied with appropriate mitigation measures, including satisfactory restoration of land following decommissioning.**

This policy is applicable to all proposals for renewable and low carbon energy.

Strategic Search Areas

11.453 TAN 8: Planning for Renewable Energy defined Strategic Search Areas (SSAs). SSAs are considered to be the most appropriate locations for large scale wind farm development. Carmarthenshire has two SSAs, Area G: Brechfa Forest and Area E: Pontardawe, The principle of large scale wind turbine development and associated landscape change is accepted within SSAs.

11.454 Brechfa Forest can be described as an extensive area of continuous forest, ranging from conifer plantations across upland plateaux to ancient broadleaved woodlands in steep, narrow valleys. The forest is a working forest and is a popular site for outdoor recreation. Two wind farms are currently operational within the forest, Alltwalis and the Brechfa West Wind Farms. Further large scale wind farms should be directed to this SSA, and will be supported provided that they accord with criteria iv – vii.

Area E: Pontardawe largely falls within Neath Port Talbot and Swansea administrative boundaries. Mynydd y Betws wind farm now operates within this area.

Renewable Energy Assessment was undertaken to assess the potential energy capacity of renewable and low carbon technologies within the area. The findings of the REA

Local Search Area

11.455 Local Search Areas (LSAs) for wind and solar are annotated on the Proposals Map and have been defined in the following areas

Section to be completed on receipt of Renewable Energy Assessment

SPG

11.456 Supplementary Planning Guidance will be produced to expand on the provisions on this policy.

In assessing the cumulative impact of proposals, any unacceptable harm to the landscape, visual impact, noise, ecology and surface and groundwaters will also be considered against other renewable energy and low carbon developments.

11.457 The amenity of residents and occupants of nearby properties should be considered, and any potential nuisance arising from the development and its associated infrastructure should be minimised. Proposals that would result in unacceptable nuisance arising from the operation of such development, such as noise, shadow flicker from wind turbines, safety risk, radio, telecommunications or aviation interference and glint and glare from solar panels will not be permitted.

Protection of sites and species

11.458 Proposals will be required to ensure that they do not give rise to problems of highway safety or have a detrimental effect on the highway network as a result of construction and maintenance traffic. In siting development, existing bridleways and footpaths shall be safeguarded with no permanent loss to the length and quality of trails. Temporary and appropriate re-routing of public rights of way during construction will be required. Encouragement will be given to enhancing existing and providing new recreational facilities.

11.459 Proposals for biomass facilities will be required to demonstrate that the source of the fuel used will not have an unacceptable ecological impact, domestically or elsewhere and will not adversely impact upon water resourced. Developers of biomass facilities will be required to demonstrate that there is a sufficient local source of fuel for which there is no reason to suspect its availability will cease, and any fuel source options which are more local have had good cause to be ruled out.

Policy CCH2 – Electric Vehicle Charging Points

Proposals for development will be required to include the installation of an electrical socket suitable for charging electric vehicles in accordance with the following:

| Provision of accessible EV charging points for Ultra Low Emissions Vehicles (ULEV) in New Development | |
|--|--|
| Houses | Where houses are provided with a garage, driveway or dedicated parking bay, one standard EV Charging Unit* should be provided per dwelling. |
| Flats (non-dedicated parking bays) | Where flatted development has integrated parking bays (under croft or parking court) proposals should include at least one dedicated bay with Fast EV Charging Unit to service the development. |

For non-residential developments where car parking is provided, at least 10% of those bays should have ULEV charging point. Rapid charging points for electric vehicles, should be provided where the local electricity network is technically able to support this.

11.460 National policy in the form of Planning Policy Wales sets an agenda which seeks to progress towards a shift to low or zero emissions means of road transport. In this respect, it recognises the role of electrical charging points in delivering that shift³⁴.

11.461 In taking this view it advocates adopting a sustainable approach which balances short-term needs against long-term objectives in relation to considerations such as reduced public exposure to airborne pollution, noise pollution etc. as part of the preparation of development plans.

11.462 As reflected in figure XX below, Welsh Government policy sets out a sustainable transport hierarchy in relation to new development. This hierarchy recognises the role of Ultra Low Emission Vehicles in decarbonising transport, particularly in rural areas³⁵.

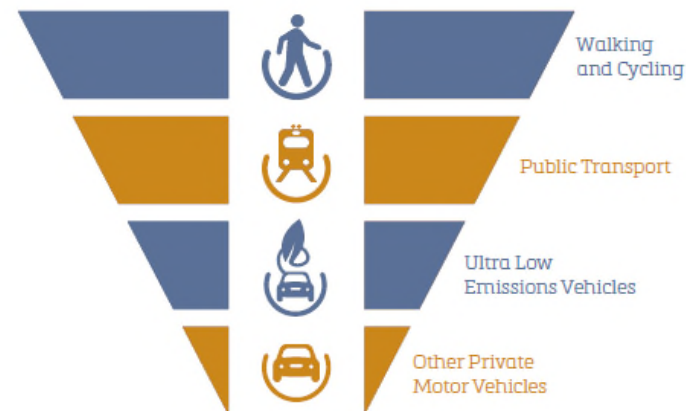


Figure XX: The Sustainable Transport Hierarchy for Planning

³⁵ Planning Policy Wales: Edition 10 – Paragraph 4.1.11

11.463 This LDP recognises the diversity of communities across Carmarthenshire noting in particular the largely rural characteristics that typify much of its area. As reflected in PPW such areas often require different approaches to sustainable transport with new development needing to reflect local circumstances. For example, in developing the LDP strategy regard has been had to the potential for growth within rural areas and the identification of sites has had regard to the hierarchy including measures to encourage the use of Ultra Low Emission Vehicles. In this regard the above policy provides a clear focus on access to such vehicles as a positive policy objective for developments across the authority including in rural communities.

11.464 The Plan recognises the impacts of climate change and the move to decarbonisation with the need to promote access to alternative means of transport in accordance with the provisions of national policy. According to XXXXX XX% of Carmarthenshire's residents live in rural areas with XX% of the land area classified as rural. The rural nature of much of Carmarthenshire has therefore been a key consideration in developing the strategy and the distribution of growth.

11.465 Rurality is a particular challenge for public transport, with the sparse populations in most rural areas and communities, served by a low frequency service.

11.466 Whilst it is recognised that the promotion of sustainable transport and indeed the eventual decarbonisation of transport can be achieved in many urban areas it must not further dislocate the connections between urban and rural communities³⁶. In relation to our communities within rural areas the Plan seeks to deliver a sustainable development in a way which references and integrates new and alternative transport approaches including the promotion of ultra-low emission vehicles. Where a home has a dedicated parking space in the form of a garage or a driveway/parking bay as a minimum requirement a 16 Amp socket should be provided either in a garage or in close proximity to a dedicated car parking place. In the absence of a garage, a wall mounted external socket should be provided.

11.467 Proposals for non-residential and commercial developments should include as a minimum requirement charging points for 10% of car parking spaces. In implementing this requirement regard will be had to

³⁶ Re-energising Wales: Decarbonising Transport in Wales – Institute of Welsh Affairs (June 2018)

www.iwa.wales/wp-content/uploads/2018/06/IWA_Decarbonising_Transport-1.pdf

the provisions of PPW Edition 10: Paragraph 4.1.39. Note:32 Amp socket. Commercial standalone charging units provide 2 chargers.

CCH3: Water Quality and Protection of Water Resources

Proposals for development will be permitted where they do not compromise or, lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality.

Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water quality and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County.

Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements to water quality. SuDS must be implemented where appropriate with approval required through the SuDS Approving Body (SAB).

enhancement of aquatic ecosystems are all important considerations reflected by legislation and guidance. The Water Framework Directive (2000/60/EC) (WFD) sets out the requirements in relation to the water environment and full regard should be had to its content.

11.469 Water pollution and consequent poor water quality can be from a single source, or from diffuse sources, such as from agricultural and urban runoff. The WFD has provided the opportunity to work with partner organisations, particularly Natural Resources Wales, to recognise the need to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. River Basin Management Plans (RBMP) have been prepared which set out environmental objectives and standards, and a programme of measures by which they can be achieved.

11.470 Dwr Cymru Welsh Water (DCWW) are currently committed to undertake improvements in Waste Water Treatment Works capacities, treatment levels and discharge quality through actions programmed within the RBMP (as required under the WFD) and through funding allocations and priorities secured through the Asset Management Programme (AMP) process.

11.471 With regards to the Carmarthen Bay and Estuaries European Marine Site (CBEEMS), reference should be made to Strategic Policy –

11.471 Infrastructure of this Plan. The Burry Inlet Supplementary Planning Guidance (SPG) has been prepared to elaborate upon this Plan. It seeks to balance environmental and developmental considerations with a view to facilitating the delivery of growth within the rLDP up to 2033.

11.472 The Habitats Regulations Assessment (HRA) undertaken on the Plan states that....

11.473 The recognition that there are environmental considerations in relation to growth is a key concept of sustainable development. Given that the impact of the Plan's allocations and commitments has already been considered by the Authority and deliverability established, CCH3 simply provides a means to explore project/application level matters on a site by site basis as and where appropriate. The primary thrust of CCH3 will be to provide the Authority with a means to consider the merits of proposals that come forward within the Plan period that are not currently identified within the Plan.

11.474 Water quality can be improved through a number of measures including the effective design, construction and operation of sewerage systems, the use of wetlands/greenspace for flood alleviation, the use of SUDS and sustainable water use in design. The promotion of agricultural good practice and effective links to the Catchment Abstraction Management Strategies would also contribute to improvements in quality.

Some of these measures can be taken forward through the planning system and are covered in other sections in this Plan.

11.474 Proposals should seek wherever possible to incorporate water conservation techniques including rainwater harvesting and grey-water recycling. There are a suite of policies within the Plan that should be referred to – not least Strategic Policy – SP 11: Placemaking and Sustainable Places and the host of specific policies thereunder.

11.475 In terms of water supply through abstraction the Tywi, Taf, Gwendraeth Fawr and Fach, Loughor and Teifi River Catchments cover the area of Carmarthenshire. The Tywi, Taf & Gwendraeth Catchment Abstraction Management Strategy (CAMS) identifies the CAMS area as having water available with some restrictions imposed particularly during periods of low flows.

11.476 The Tywi catchment is a major surface water supply source for DCWW with the largest abstraction at Nantgaredig which makes a strategic contribution to water supply to South Wales. The CAMS for the Tywi water management unit identifies it as having water available with flow rates potentially supplemented from Llyn Brienne (which feeds into the river) if required with additional abstraction supported in this way. Within the Loughor CAMS area, the Lliedi is identified as over-abstacted, the Morlais, Gwili, Loughor (at tidal limit) and Llan are classified as

having water available, whilst the Loughor (at Tir y Dail Flow Gauging Station) is classified as having no water available. Elements of the Loughor catchment impact upon Natura 2000 sites, and any developmental impacts will be mitigated in accordance with the recommendations of the HRA.

11.477 The Teifi CAMs identifies that in the majority of rivers water is available. All of the units are within the River Teifi SAC and as such any developmental impacts mitigated in accordance with the recommendations of the HRA.

11.478 DCWW's Water Resource Management Plan (2019) forecasts both household and non-household demand for water using WG Population and Household Projections, and their own monitoring of the non-household customer base respectively. Therefore, the Water Resource Management Plan will have taken account of the water supply demand of the LDP allocations, particularly as it exceeds the identified requirement of the LDP. The Water Resource Management Plan indicates that the water resource zones that supply Carmarthenshire's water are all in surplus for the LDP period.

11.479 Matters relating to abstraction and water supply will need to be continually monitored, to ensure that the growth identified within this LDP

is commensurate with the availability of the resource, over and above the protection allowed through this policy.

11.480 The Council will continue to work with and consult NRW and DCWW on development proposals as appropriate. The Council will also consult the NRW on development proposals in the vicinity of river corridors and estuaries, and prospective developers should seek the advice and consent of NRW when appropriate. Where proposals relate to a main river or ordinary watercourse, the requirement for a 7 metre buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity.

11.481 In relation to the Tywi Valley SAC, project specific mitigation will be required to include production of pollution prevention plans by industry.

CCH4: Sustainable Drainage

Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated.

The details and options resulting from the investigation must show that there are justifiable reasons for not incorporating SUDS into the scheme in accordance with section 8 of TAN 15.

CH5: Flood Risk Management and Avoidance

Proposals for development located within areas of identified flood risk will only be permitted in exceptional circumstances, where:

- a) In areas at risk of fluvial, pluvial, coastal and reservoir flooding, where it can be demonstrated that the development meets the justification tests set out within National Policy³⁷ and is supported by robust technical evidential statement.
- b) Where it would not have a detrimental effect on the integrity of existing fluvial, pluvial or coastal flood defences, or would impede access to existing and future defences for maintenance and emergency purposes;
- c) it would not lead to an unacceptable increase in the risk of flooding on the site or elsewhere will not be permitted; or
- d) In areas subject to flood risk from localised sources, a drainage strategy is submitted which demonstrates to the Councils satisfaction that the impacts can be managed or alleviated;

Proposals should seek to incorporate effective and environmentally sympathetic flood risk mitigation measures, such as SuDS, unless it can be demonstrated that such measures are not feasible.

³⁷ As identified within Technical Advice Note 15 (2004) – Development Advice Maps

Proposals where there is the floodplain reconnection potential should be incorporated into the development to ensure that the reconnection opportunities are maximised and that floodplain storage and water flow are not adversely affected.

11.484 In preparing the Revised LDP, we recognise that the majority of our settlements are located by the rivers or coast. This reflects the historical development pattern and whilst we cannot influence the spatial patterns of the past the Plan can help shape the decisions with the wellbeing of future generations in mind.

11.485 Whilst an understanding and recognition of river and tidal flooding has been implicit in planning practice for many years, there is now an increasing awareness of other sources of flooding – notably surface water. These other sources can impact upon settlements that are not close to a river or the coast. As such, we want to do more than just comply with policy and be as proactive as possible as we seek to tackle these key issues.

11.486 The policy, and the strategic direction of the Plan recognises the need for, and reflects the need for a sustainable approach to flood risk and as such priorities the protection of the undeveloped or unobstructed

floodplain from development and seeks to prevent the cumulative effects of incremental development³⁸. (6.6.25). However, it also seeks to recognise that the dynamics of flood risk are complex and extend beyond the onsite connotations in respect of the siting of an individual development.

11.487 In the preparing the Plan we have had regard has been had to the provisions of national planning policy on flood risk and taken a De-risking approach in formulating policies identifying land use allocations and site specific proposals. The Plan also looks to recognise the dynamic nature of flood risk but also their vital contribution to the environmental qualities, biodiversity, green infrastructure network and the intrinsic landscape value of the County.

11.488 The contribution of natural channel processes is recognised and whilst the policy reflects the benefits of potential benefits through Floodplain Reconnection. Consequently developments, and notably new infrastructure should to be designed in a way which does not result in no net loss of floodplain storage, impede water flows and increase flood risk elsewhere³⁹.

11.489 National policy in respect of flood risk is set out within Technical Advice Note 15: Development and Flood Risk (2004). The fluvial and tidal flood risk areas are set out on the accompanying Development Advice Maps (DAM).

11.490 These maps identify the fluvial or tidal flood risk areas for consideration in preparing the Plan but also in determining planning applications. The DAMs identify two notable flood risk zones: C1 and C2, these reflect areas of high flood risk and are based on NRW extreme outlines for coastal and fluvial flooding. These are available to view on the NRW interactive flood risk maps⁴⁰.

11.491 Development will only be considered in areas at a high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15 Development and Flood Risk (2004). Only less vulnerable development will be permitted within DAM zone C2. Where a development proposed in an area of identified flood risk the accompanying technical evidential statement must provide satisfy the provisions of TAN15 and show clearly that the new development will alleviate the threat and consequences of flooding.

⁴⁰ NRW Long Term Flood Risk Maps - <https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en>

11.492 Flood risk from localised sources can come from ordinary watercourses, surface water run-off (pluvial), groundwater and where main rivers and surface water meets. Areas at risk of flooding from surface water runoff are identified in the latest NRW surface water flood maps.

11.493 Reference should be had to the Working with Natural Processes (WWNP) Floodplain Reconnection Potential. This estimate those locations where it may be possible to establish reconnection between a watercourse and its natural floodplain⁴¹.

CCH6: Renewable and Low Carbon Energy in New Developments

Development proposals that connect to existing sources of renewable energy, district heating networks, and/or use low carbon technology will be encouraged.

Development proposals that include: residential development of 100 or more homes; or development with a total floorspace of 1000sq m or more; will be required to submit an Energy Assessment to determine the feasibility of incorporating such

⁴¹

<http://lle.gov.wales/catalogue/item/WWNPFloodplainReconnectionPotentialWales/?language=en>

a scheme and where viable would be required to implement the scheme.

Major developments that consume significant energy will be encouraged to facilitate the development of, and/or connection to proposed District Heating and Cooling Networks.

11.494 This policy seeks to encourage the incorporation of renewable and low carbon energy in all new developments.

11.495 An Energy Assessment will be required for major developments of:

- Residential development – 100 homes or more;
- Other development with a total floorspace of 1000sq or more

11.496 The Energy Assessment will investigate the potential to incorporate and use low carbon technology, or to use existing sources of renewable energy and/or district heating networks.

11.497 Further guidance will be provided in the Renewable and Low Carbon Energy Supplementary Planning Guidance.

CCH7: Climate Change – Forest and Woodland Planting

Support will be given to proposals for the creation and protection of new woodland, forests, tree belts and corridors where they seek to promote delivery of the national and local climate change and decarbonisation ambitions.

Proposals for strategic tree planting which seeks to contribute to a reduction of flood risk will also be supported.

11.498 The Welsh Government has identified a target to increase woodland cover in Wales by at least 2,000 hectares per annum from 2020. This policy seeks to reflect this national objective and the commitment to the creation of a national forest. There are opportunities to create links to green infrastructure, incorporate active travel facilities and enhance tourism and leisure opportunities, as well as promoting enhanced biodiversity, connectivity and ecosystems resilience.

11.499 In 2018, 13% of UK land area is woodland, which is evenly distributed between conifers and broadleaves. On a country basis,

Scotland is the most forested country (18.5% of its land area), followed by Wales (15%). UK forestry is a net carbon sink however the rate of absorption of UK forests is projected to decline given the ageing profile of the existing woodlands – combined with a continuation of low tree planting rates⁴².

11.500 Trees, forest and woodland provides a range of ecosystem services, such as improving air quality, providing a cooling effect and shade in summer, reducing noise, carbon sequestration and increasing resilience to climate change trees, forests and woodlands also offer aesthetic and amenity value, and can act as landmark features within our settlements and open countryside. They contribute to nature conservation and increase biodiversity, and often have historic and recreational value. They also help to generate a feeling of ‘well-being’.

11.501 The planting of trees, woodlands and forests can assist in tackling issues around flood risk, providing a soft engineering solution which can be undertaken in isolation or in conjunction with hard infrastructure (man-made structures).

11.502 Trees are recognised as a reducer of flood risk from the top to bottom. The leaves reduce flooding in two ways: evaporation; and, slow the flow rate of water into rivers. Whereas the roots assists in draining water reducing the amount reaching the river, whilst also holding soil in place reducing soil entering the river and affecting its flow. Proposals will be expected to demonstrate how they will contribute to flood risk alleviation.

11.503 We will support the planting of a type, scale, design, age composition and species mix that is appropriate to the locality. Proposals will be required to consider the impact on the landscape or nature conservation value of an area or its built historic heritage. Where an impact is adverse the proposal will not be supported.

Strategic Policy – SP 16: Sustainable Distribution – Settlement Framework

The provision of growth and development will be directed to sustainable locations in accordance with the following spatial framework.

| | Cluster 1 | Cluster 2 | Cluster 3 | Cluster 4 | Cluster 5 | Cluster 6 |
|--------------------------------------|--|--|--|--|--|---|
| Tier 1 – Principal Centre | Carmarthen | <ul style="list-style-type: none"> ▪ Llanelli | <ul style="list-style-type: none"> ▪ Ammanford/ Crosshands | | | |
| Tier 2 – Service Centre | <ul style="list-style-type: none"> ▪ Pontyates / Meinciau / Ponthenri | <ul style="list-style-type: none"> • Burry Port • Pembrey • Fforest/Hendy • Llangennech • Trimsaran/ Carway | <ul style="list-style-type: none"> • Brynamman • Glanamman / Garnant • Pontyberem / Bancffosfelen | <ul style="list-style-type: none"> ▪ Newcastle Emlyn ▪ Llanybydder ▪ Pencader | <ul style="list-style-type: none"> ▪ Llandovery ▪ Llandeilo ▪ Llangadog | <ul style="list-style-type: none"> ▪ St Clears/ Pwll Trap ▪ Whitland ▪ Laugharne |
| | | <ul style="list-style-type: none"> • Kidwelly • Ferryside | | | | |
| Tier 3 – Sustainable Villages | <ul style="list-style-type: none"> ▪ Cynwyl Elfed ▪ Llanybri ▪ Llansteffan ▪ Bronwydd ▪ Cwmffrwd ▪ Llangyndeyrn ▪ Brechfa ▪ Llangain ▪ Idole / Pentrepoeth ▪ Peniel ▪ Alltwalis ▪ Llanpumsaint ▪ Llandyfaelog ▪ Rhydargaeau ▪ Llanarthne ▪ Capel Dewi ▪ Nantgaredig ▪ Pontarogthi ▪ Llanddarog ▪ Porthyrhyd ▪ Cwmduad | <ul style="list-style-type: none"> ▪ Mynyddygarreg ▪ Five Roads / Horeb ▪ Llansaint / Broadway | <ul style="list-style-type: none"> ▪ Carmel ▪ Cwmgwili ▪ Foelgastell ▪ Ystradowen | <ul style="list-style-type: none"> ▪ Drefach / Felindre ▪ Waungilwen ▪ Llangeler ▪ Pentrecwrt ▪ Saron/Rhos ▪ Llanllwni ▪ Cwmann ▪ Capel Iwan ▪ Llanfihangel ar arth ▪ Trelech ▪ Pontyweli ▪ Cenarth ▪ New Inn | <ul style="list-style-type: none"> ▪ Caio ▪ Ffarmers ▪ Llansawel ▪ Talley ▪ Cwrt Henri ▪ Llanfynydd ▪ Llanwrda ▪ Cwmifor ▪ Salem ▪ Abergorlech | <ul style="list-style-type: none"> ▪ Llanboidy ▪ Glandy Cross ▪ Efailwen ▪ Llangynin ▪ Meidrim ▪ Bancyfelin ▪ Llangynog ▪ Pendine ▪ Llanddowror ▪ Llanmiloe |
| | | <ul style="list-style-type: none"> ▪ Llannon ▪ Llanedi | | | | |

| | Cluster 1 | Cluster 2 | Cluster 3 | Cluster 4 | Cluster 5 | Cluster 6 |
|---|---|---|---|--|--|---|
| <p>Tier 4 – Rural Villages No development limits)</p> | <ul style="list-style-type: none"> ▪ Hermon ▪ Abernant ▪ Blaenycloed ▪ Bancycapel ▪ Nantycaws ▪ Croesyceiliog ▪ Crwbin ▪ Felingwm Uchaf ▪ Felingwm Isaf ▪ Llanegwad ▪ Pontantwn ▪ Nebo ▪ Talog ▪ Penybont ▪ Whitemill ▪ Pont-newydd ▪ Pontarsais | <ul style="list-style-type: none"> ▪ Cynheidre ▪ Four Roads ▪ Penymynydd | <ul style="list-style-type: none"> ▪ Capel Seion ▪ Derwydd ▪ Heol Ddu ▪ Maesybont ▪ Milo ▪ Pantllyn ▪ Pentregwenlais ▪ Temple Bar ▪ Cefnbrynbrain ▪ Rhosamman ▪ Drefach (Llandyfan) ▪ Stag and Pheasant ▪ Mynyddcerrig | <ul style="list-style-type: none"> ▪ Penboyr ▪ Drefelin ▪ Cwmpengraig ▪ Cwmhiraeth ▪ Pentrecagal ▪ Gwyddgrug ▪ Dolgran ▪ Bancyffordd ▪ Bryn Iwan ▪ Pencarreg | <ul style="list-style-type: none"> ▪ Ffaldybrenin ▪ Crugybar ▪ Cwm-du ▪ Ashfield Row ▪ Felindre (Llangadog) ▪ Cynghordy ▪ Golden Grove ▪ Broad Oak ▪ Trapp ▪ Manordeilo ▪ Penybanc ▪ Felindre, (Dryslwyn) ▪ Dryslwyn ▪ Rhydcymerau ▪ Waunystad Meurig ▪ Bethlehem ▪ Capel Isaac ▪ Llangathen ▪ Llansadwrn ▪ Rhandirmwyn ▪ Porthyrhyd ▪ Pumsaint ▪ Cilycwm | <ul style="list-style-type: none"> ▪ Cwmfelin Mynach ▪ Cwmbach ▪ Blaenwaun ▪ Llanglydwen ▪ Cwmfelin Boeth ▪ Cross Inn ▪ Llansadurnen ▪ Broadway ▪ Red Roses ▪ Llanfallteg |

11.504 The Plan seeks to distribute growth and development spatially across the County having regard to the spatial strategy and spatial framework and national policy⁴³. This emphasises the need for a settlement strategy to provide the basis for a spatial pattern of housing development, balancing social, economic and environmental needs. Whilst the majority of development will be directed to the top tiers of the settlement hierarchy, the diversity of the County is recognised and regard will be had to housing in rural areas and the value such areas play within the County, its communities and to the economy.

11.505 The Plan seeks to distribute the growth in a way which reflects the diversity of the settlement clusters and in a sustainable manner. It will have regard to the role and function of the settlements but also accepts that some settlements which may by virtue of services and facilities available may not necessarily be the most appropriate options for all the growth. This may reflect a number of factors not least environmental constraints but also historical delivery of growth within such settlements. Additionally, cross-border influences and proximity to adjacent settlements are influencing factors to varying extents. These include: Pontarddulais, Lampeter, Adpar, Narberth and Llandysul.

11.506 The approach will avoid any assumption that that every settlement in every tier must contribute towards growth, rather it will consider the settlements on their merits having whilst having regard to their sustainability and position within the framework. Therefore, it does not seek to apportion development spatially within the hierarchy purely by the use of proportional distribution or quotas.

11.507 The strategy accepts that the principal centres will be the main focus of growth, with its precise spread across the County being responsive and not constrained by a rigid proportional distribution. Regard will be made to the scale and character as well as the role of the settlement.

11.508 Within the undefined rural settlements, new housing development will be limited to small scale opportunities where local needs affordable housing is provided. Such proposals will be focused around infill and opportunities for logical extensions. Both these tiers will not have development limits with proposals considered through criteria based policies.

11.509 Whilst the above refers specifically to residential growth, the settlement framework will, in conjunction with specific policies, also guide

the consideration of appropriate locations and scale of other developments (including employment).

11.510 The following sets out an indicative outline on the nature of development likely by tier including their scale and type. Further details will be developed as part of the Deposit Plan, as will the specific criteria policies necessary to support to consideration of proposals such as rural exceptions and defined rural villages:

Principal Centres

Strategic Sites
Large and small scale Employment Areas
Housing Allocations
Small housing sites (under 5 homes);
Affordable Housing Provision on sites of 5 or more units
Windfall housing opportunities

Service Centres:

Small Scale Employment Areas
Housing Allocations
Affordable Housing Provision on sites of 5 or more units
Small housing sites (under 5 homes);
Windfall housing opportunities

Sustainable Villages:

Housing Allocations
Affordable housing on sites of 5 or more units
Small housing sites (under 5 homes);

Windfall housing opportunities
Small Scale Rural Exceptions Schemes for Affordable Housing adjoining settlement boundaries

Rural Villages (No Development Limits):

Small sites – housing through infill or logical extensions/rounding off.
Small Scale Rural Exceptions Schemes for Affordable Housing

Non Defined Rural Settlements:

Local needs affordable housing and Small Scale Rural Exceptions Schemes for Affordable Housing

Strategic Policy – SP 17: Transport and Accessibility

Sustainable and deliverable development requires an integrated, accessible, reliable, efficient, safe and sustainable transport network to underpin delivery. The Plan therefore contributes to the delivery of a sustainable transport system and associated infrastructure through:

- 1. Reducing the need to travel, particularly by private motor car;**
- 2. Addressing social inclusion through increased accessibility to employment, services and facilities;**
- 3. Supporting and where applicable enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encourage the adoption of travel plans) and active travel through cycling and walking;**
- 4. Re-enforcing the function and role of settlements in accordance with the settlement framework;**
- 5. Promoting the efficient use of the transport network;**
- 6. Enhancing accessibility to employment, homes, services and facilities at locations accessible to appropriate transport infrastructure – including significant trip generating proposals;**
- 7. The incorporation of design and access solutions within developments to promote accessibility. Provide walking and cycling routes, linking in with active travel and green infrastructure networks;**
- 8. Provide for new technological solutions through Ultra Low Emission Vehicles Charging Points in new developments, and**

- 9. Adopt a sustainable approach to the design, function and layout of new development, including providing appropriate levels of parking.**

Proposals adjacent to the Primary and Core Road Networks don't compromise their strategic transport role, or adversely affect the environment or people's health, amenity or well-being.

11.511 The LDP and the policy recognises the role that movement, connectivity and legibility and their associated transport links play particularly across a county as diverse as Carmarthenshire. The LDP strategy reflects and promotes the principles of sustainability and accessibility to essential services and facilities with the aim of achieving viable, self-supporting settlements and sustainable communities thus increasing social inclusion, cohesion and economic diversity and vibrancy. The settlement framework reflects the sustainability of settlements where services, jobs, shopping and leisure facilities are located whilst recognising the diversity of the County and its communities including the rural areas. The County and its 'transport network' is diverse with the network connecting people and services, including the highway, public transport, pedestrian and cycle routes, PROWs (including bridleways).

11.512 In achieving the above the strategy has regard to the highway and rail network along with accessibility to public transport and the potential for growth of settlements reflecting levels of accessibility. In urban settlement the nature of their connectivity and frequency of transport is reflected

through the settlement hierarchy. However even within some of these settlements there is an inconsistency in the availability of an active travel network. Across the more rural areas and their communities, a lack of public transport access and the links afforded through active travel networks is inevitably more fragmented consequently this needs to be balanced against a developments potential contribution towards sustaining that community and the rural economy of the area.

11.513 The Plan will seek to guide development in the rural parts of the County to within and adjoining defined settlements, as opposed to sporadic countryside locations except where in accordance with the policies of this plan.

11.514 The policy highlights the need for improvements to, and expansion of, the Active Travel and public transport as part of proposals for development. This reflects the move away from the use of the private motor car. The policy however also seeks to reflect the potential in terms of reducing harmful emissions through the introduction of Ultra Low Emission Vehicle Charging points in new development (reference should be had to Policy XXX)

11.515 This seeks in part to respond to the diversity of the County, accessibility and the aim of reducing the need to travel (and reducing CO2 emissions) and that it remains a challenge for a large part of

Carmarthenshire. This challenge is particularly evident when addressing the need to sustain rural areas, and to ensure that their communities do not suffer social exclusion. This must also relate to a realistic acceptance that the motor car remains an important means of travel in such areas.

11.516 Minimising travel may also be possible through an integrated transport strategy and the development of self-sustaining communities (including the availability of services and facilities) and the availability of alternatives through appropriate initiatives such as 'Bwcabus'. It is recognised that developing public transport as a viable and credible alternative to the use of the private car will assist in the reduction of congestion on key transport corridors. . It is however also recognised that as technology progresses the potential impact or otherwise of the private car itself will change.

11.517 The LDP seeks to positively promote solutions which encourage access to technological changes, including electric charging points, in promoting a reduction in harmful emissions and enhancing social inclusion and accessibility.

11.518 Where a scheme is identified as requiring further feasibility, design and preparation it is not identified within the LDP. This reflects the potential for an absence of clear indications of delivery.

11.519 The role of the County as a centre for cycling in Wales is recognised with the Cycling Strategy will be considered and where appropriate reflected as the LDP progresses. In this respect the role of the cycling network as an economic driver and leisure and tourism asset is recognised. Similarly, its contribution to the promotion of accessibility and benefits to our communities is also recognised - as is that afforded through the public footpath network and bridleways.

11.520 The following table identifies the primary road network, including trunk roads, and the core network. These routes are identified on the constraints map as corridors for movement.

Primary and Core Road Networks

Primary Road Network (corresponds to the identified Strategic network):

| | | |
|----------|----------|---------|
| M4 | A484 | A40 (T) |
| A48 | A476 | B4310 |
| A4138 | A477 (T) | B4335 |
| A474 | A4878 | B4336 |
| A483 (T) | A4069 | B4459 |
| A48 (T) | A482 | B4039 |
| A486 | A485 | B4317 |

Core Road Network (corresponds to the identified Highway network):

| | | |
|-------|-------|-------|
| A4066 | B4304 | B4556 |
| A4068 | B4306 | B4301 |

| | | |
|-------|-------|-------|
| B4299 | B4300 | B4303 |
| B4333 | B4328 | B4314 |
| B4310 | B4312 | B4297 |
| B4337 | B4308 | |
| B4302 | B4368 | |

TRA1: Transport and Highways Infrastructural Improvements

Transport routes, improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported.

The improvements to the highway infrastructure as part of the Cross Hands Economic Link Road will be safeguarded with the route identified on the proposals map.

Proposals which maintains and enhances an integrated sustainable transport network will also be supported where they accord with the policies and provisions of this Plan. Development proposals which do not prejudice the efficient implementation of any identified improvement or scheme will be permitted.

11.521 The Regional Transport Plan identifies the Cross Hands Economic Link Road as a Transformational connectivity projects for the Swansea Bay City Region.

11.522 Significant progress has been made in the delivery of the Cross Hands Economic Link Road (ELR) with Phase 1 opening as part of facilitating the Cross Hands East Strategic Employment Site. A further phase between Llandeilo Road and Penygroes is under construction and nearing completion. The final phase between Black Lion Road and Penygroes has planning permission and provides an opportunity to facilitate further development of the former Emlyn Brickworks site in Penygroes. This scheme includes associated earthworks, drainage, lighting, signing etc. together with accommodation works and associated environmental mitigation works.

11.523 The ELR will ease congestion at the A48 Cross Hands Roundabout which is part of the Trans European Network (TENS) as well as improve safety at the "6 ways" junction in Gorslas. The scheme will provide a key link in the highway network to Llandeilo as part of the Swansea to Manchester trunk road.

11.524 The new link road from A40 dual carriageway to College Road near Parc Dewi Sant and Trinity St. David's University was opened in March 2019. This allowed access to education and employment sites as well as delivering infrastructure for future housing growth and facilitating the Yr Egin (S4C) development (see Policy SP5: Strategic Sites).

11.525 Ammanford Distributor Road Phase 2 is identified as part of a long term proposal to assist in economic regeneration of the wider Ammanford and Amman Valley areas. The LDP whilst not seeking to safeguard or identify this routes recognises its status Joint Transport Plan and will monitor any progress towards its delivery. However the absence of clear indications of delivery and a defined alignment dictates that it not be identified within the policy or on the proposal map.

11.526 Further schemes identified Regional Transport Plan within Carmarthenshire 2015 – 2020 include (those schemes listed as 2020 – 2030 will be reviewed monitored in light of progress updates emanating from the Joint Transport Plan and future strategies):

- Ammanford Economic Regeneration Infrastructure (Wind St/Tirydail) – Junction improvements (completed 2019)
- Carmarthenshire Strategic Transport Corridors and Interchanges - ongoing improvements to main Bus Corridors.
- Carmarthenshire Walking and Cycling Linkages - Continued development of a comprehensive network of Walking & Cycling Linkages such as the Amman Valley Cycleway, Carmarthenshire employment routes and the National Cycle Network to improve access to employment education and other services as well to encourage tourism and healthy lifestyles.

- A4138 Access into Llanelli incorporating Llanelli/M4 Park and ride/share – Subject to further design and implementation of preferred options from 2019/20.
- Towy Valley Transport Corridor (Towy Valley Cycleway) - Cycleway with links to key attractions including the market towns of Carmarthen and Llandeilo. Phased approach to implementation with initial phase under construction.
- Llanelli Integrated Transport Interchange – In the Station Road/Copperworks Road areas, represents a key focal point for transport interchange between a number of modes including the Towns railway station, key commercial bus routes and a park and ride (rail) facility.
- Sustainable Travel Centres - May include EV charging infrastructure, targeted home zones, interchange improvements, cycle racks, employment centred sustainable travel routes
- Access to Pembrey Country Park - Replace/upgrade the existing single lane road over Rail Bridge which currently serves Pembrey County Park (PCP).

TRA2: Active Travel

Proposals which enhance walking and cycling access by incorporating the following within the site, and/or making financial contributions towards the delivery off-site of, will be supported:

- a) Permeable, legible, direct, convenient, attractive and safe walking and cycling routes connecting the development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities; and leisure opportunities;**
- b) Improvements, connections, and/or extensions to: footpath network and existing PROWs (including bridleways); Cycle network and routes; Safe Routes to School; and routes forming part of the Green Infrastructure network; and**
- c) Facilities that encourage the uptake of walking and cycling, including: appropriate signage; secure and convenient cycle parking; and changing and associated facilities.**

Proposals which have a significant adverse impact on PROW or existing routes identified through the Active Travel (Wales) Act 2013 will be expected to contribute to the delivery the Council's Active Travel Plan.

11.527 Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating

transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services⁴⁴.

11.528 The plan seeks to promote accessibility to alternative means of transport to help reduce car use, and to support the Council in fulfilling its legal duty under the Active Travel (Wales) Act 2013 to develop, improve and maintain local walking and cycling networks. Proposals will be encouraged to use Standards of good practice including the Active Travel Act Design Standards and other relevant guidance to ensure the design principles reflect and deliver Active Travel. Regard should also be had to the Council's Highways Design Guide.

11.529 In utilising this policy regard should be had to the provisions of the LDP on placemaking and Green Infrastructure. In this respect the Plan emphasises a commitment to quality environments and design, with active travel and walking and cycling as important components.

11.530 Proposals within rural areas should reflect the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys⁴⁵.

⁴⁴ Planning Policy Wales Edition 10: paragraph 4.110

TRA3: Gwili Railway

Proposals will be permitted where they do not prejudice the following in relation to the Gwili Railway:

- a) The extension of the Gwili Railway northwards to Llanpumsaint;**
- b) The provision of new stations at Llanpumsaint and Glangwili, Carmarthen.**

11.531 Proposals for the Gwili Railway will be considered in the light of their effect on local traffic conditions, on the quality of the environment and infrastructural requirements.

11.532 The Gwili Steam operated railway is an important tourist attraction and the Council will support the long-term proposals to extend the line northwards ultimately to Llanpumsaint and the provision of the new stations as identified within the policy.

11.533 The safeguarded areas and routes are as shown on the Proposals Map.

⁴⁵ Planning Policy Wales Edition 10: paragraph 3.35

TRA4: Redundant Rail Corridors

Proposals for development which do not prejudice the re-use of redundant rail corridors for potential future recreational and rail development purposes will be permitted.

11.534 The Plan area has a number of former railway lines which offer considerable benefit for recreational activities including cycle routes, footpaths and bridleways. Consideration also needs to be given to the potential future re-use of rail routes when considering proposals, which may impact upon the continuity and availability of the route.

Strategic Policy – SP 18: Mineral Resources

The County's identified mineral resources will be sustainably managed by:

- a) **Ensuring supply by maintaining an adequate landbank of permitted aggregate reserves (a minimum 10 years for hard crushed rock, and a minimum 7 years for sand and gravel) throughout the Plan period;**
- b) **Encouraging the efficient and appropriate use of high quality minerals and maximising the potential for the re-use and recycling of suitable minerals as an alternative to primary won aggregates;**
- c) **Safeguarding areas underlain by minerals of economic importance where they could be worked in the future to ensure that such resources are not unnecessarily sterilised by other forms of development;**
- d) **The use of buffer zones to reduce the conflict between mineral development and sensitive development;**
- e) **Securing appropriate restoration which can deliver specific environmental and community benefits.**

11.535 The LDP will seek to ensure that the County provides mineral resources to meet society's needs and that such resources, are safeguarded from sterilisation. In doing so, the LDP seeks to ensure that a proper balance is struck between this fundamental requirement, the need to ensure a prudent use of these finite resources, and the protection of existing amenity and the environment.

11.536 Carmarthenshire has a wide variety of mineral resources as a result of its complex geology. The main feature in the south of the County is the broad sweep of the Coal Measures outcrop, fringed to the north by Carboniferous Limestone. Limestone quarrying is the largest of the extractive industries in the County. The northern parts of the County are underlain by older rocks of Ordovician and Silurian age, mainly sandstones, shales and slates. The economic significance of these is variable.

11.537 The South Wales Regional Technical Statement (RTS) 2014 sets out the contribution that each constituent local authority should make towards meeting the regional demand for aggregates (both hard crushed rock and sand and gravel). The County's landbank figures for crushed rock is notably in excess of the minimum requirements set out in Minerals Technical Advice Note (MTAN) 1: Aggregates, and consequently there is no requirement to allocate new sites for mineral development. The position regarding the landbank for sand and gravel is different as the apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, Pembrokeshire Coast National Park and Ceredigion. The RTS states there is an under provision of 2.94mt of sand and gravel reserves within the region of Carmarthenshire, Ceredigion and Pembrokeshire (including the National Park) to cover the period up to 2033 and that these authorities should work collaboratively to address the shortfall and identify specific sites.

11.538 Both Carmarthenshire and Pembrokeshire have addressed the shortfall in sand and gravel reserves in a call for candidate sites. This exercise yielded two sites within Carmarthenshire (both existing sand and gravel sites) that will be continue to be allocated within the Revised LDP.

PCC are currently assessing their 3 candidate site submissions with a view to allocating one or more. They will update CCC when this exercise is complete.

11.539 There is a clear direction from the Welsh Government to avoid the continued extraction and consumption of fossil fuels. Therefore, the local planning authority does not propose to safeguard coal resources. The Council is required to notify the Welsh Government in the event of proposals for coal or petroleum operations that it is not minded to refuse.

MR1: Mineral Proposals

Proposals for mineral extraction will be permitted where there is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material and they would not result in any significant adverse impacts upon public health, the environment, local amenity and the local transport network. Applications for minerals proposals will be assessed against the following criteria:

- a. Suitable access and transport routes have been identified and the potential for minerals to be transported by means other than road has been adequately assessed;**
- b. Noise is demonstrated to be within acceptable levels;**
- c. The best practicable means are identified to control dust, smoke, fumes and to ensure that operations do not cause a deterioration in local air quality or an unacceptable impact on public health;**
- d. Blasting is controlled within acceptable levels;**
- e. Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to be within acceptable levels;**
- f. There are no unacceptable adverse impacts upon sites of nature conservation importance, and adverse impacts upon sites of historic, cultural and landscape importance are identified and demonstrated to be minimal;**
- g. Effective mitigation measures proposed to minimise any potential effects from subsidence or land instability have been identified and demonstrated to the Council's satisfaction;**
- h. Adverse impact on Landscape character and visual amenity is not significant;**
- i. Opportunities for the re-use and/or recycling of mineral waste are maximised;**
- j. Satisfactory proposals have been submitted for restoration, landscaping, after use and after care of the site.**

11.540 The purpose of the policy is to maintain a balance between meeting national demand for minerals and minimising the potential adverse effects that could result from such operations. Minerals extraction can have

Positive effects on local areas and communities by providing a source of employment and contributing to the local economy, but at the same time measures have to be put in place to protect local health and amenity and the environment from any negative effects that may result. Particular consideration should be given to the potential for impacts to groundwater and water resources and also to public health, the environment (including landscape/townscape and historic designations), local amenity, the local transport network and other environmental parameters.

11.541 It is essential to plan mineral operations which are environmentally acceptable from the outset. The use of planning controls, such as conditions, legal obligations, and monitoring and enforcement, can ensure effective control of operations at mineral sites. The controls should be used where they are necessary and relevant to the individual circumstances under consideration. Acceptable levels of impact will vary at different mineral sites and will be dependent upon a number of factors. It will be up to the Council to determine these in respect of each individual planning application.

MR2: Mineral Buffer Zones

Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working.

New sensitive non-mineral development will not normally be permitted within the identified buffer zones. All buffer zones have been identified on the proposals map.

11.542 Buffer zones are used to provide areas of protection around permitted mineral workings where new development which would be sensitive to adverse impact, including residential areas, hospitals, schools, should be resisted. The identification of buffer zones will ensure that there is clear guidance on the proximity of mineral operations to sensitive land uses, and that the potential impact of mineral workings is recognised and planned for in the area around the mineral operations.

11.543 The buffer zone distances of 200m (minimum) around hard rock quarries and 100m (minimum) around sand and gravel extraction sites are set out in *MTAN1: Aggregates*, and 500m buffer zones around coal working sites is set out *MTAN2: Coal*. Exceptions to these distances will be considered in accordance with the provisions set out in *MTANs 1 & 2*.

MR3: Mineral Safeguarding

Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate identified within the mineral safeguarding areas (areas of search) on the proposals map unless:

- a. The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including compromising amenity and social considerations); or**
- b. The mineral resource has already been extracted; or**
- c. The mineral can be extracted satisfactorily prior to the development taking place; or**
- d. The development is of a temporary nature and can be completed and the site restored within the timescale that the mineral is likely to be needed; or,**
- e. The nature and location of the development would have no significant impact on the potential working of the resource.**

11.544 Planning Policy Wales (PPW, Ed.10) stresses the importance of safeguarding mineral resources that meet society's needs now and in the future. This however, does not necessarily indicate a presumption in favour of working the deposits, merely that the location of the mineral is known.

The safeguarded areas shown on the Proposals Map relate to the BGS Aggregate Safeguarding Map for South West Wales.

11.545 Development on safeguarded areas may only proceed if the developer can satisfy any of the above criteria. When viewed with other relevant policies of the plan (particularly MPP1), mineral extraction will not be appropriate within or adjacent to settlement development limits. However, in cases where other forms of development are proposed in such areas (and a mineral resource worthy of safeguarding has been identified), prior extraction of the resource should be considered as part of the application whilst ensuring that any operation does not have any unacceptable adverse impacts upon the environment, human health and local amenity.

11.546 With regard to aggregates (hard rock, and sand and gravel) identified and safeguarded on the proposals map, the extraction of mineral resources will generally not be acceptable within 200 metres of identified settlements in the LDP (for hard rock) and within 100 metres (for sand and gravel).

11.547 At present there are no marine wharves within the County. Potential future proposals, where acceptable, will be protected to safeguard marine sand and gravel supply route(s) into the area. However, Llanelli Sands' operational site in Burry Port (together with the associated 'marine landing site') are likely to need safeguarding on the Proposals map, and adding to the appendix of extant mineral sites.

Strategic Policy – SP 19: Sustainable Waste Management

Provision will be made to facilitate the sustainable management of waste through:

- a) The allocation of adequate appropriate land to provide for an integrated network of waste management facilities;
- b) Supporting proposals for waste management which involve the management of waste in accordance with the ranking set out within in the waste hierarchy;
- c) Supporting proposals that which have regard to the nearest appropriate installation and self-sufficiency principles (Article 16 waste);
- d) Supporting proposals for new in-building waste management facilities at existing and allocated industrial sites (B2 use) which are identified as suitable for waste management facilities;
- e) Acknowledging that certain types of waste facility may need to be located outside the development limits of settlements;
- f) Ensuring that provision is made for the sustainable management of waste in all new development, including securing opportunities to minimise the production of waste.

Development proposals must ensure that:

i. There are no significant, adverse effects upon public health, the environment, local amenity and the local transport network;

ii. The proposal is compatible with any neighbouring uses or activities.

Furthermore:

The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria; and

Proposals must be supported by an appropriate Waste Planning Assessment.

11.548 Planning issues which must be taken into account when preparing applications for waste developments are set out within Annex C of Technical Advice Note (TAN) 21 Waste (2014). Applications will need to demonstrate how the proposal will contribute towards meeting the objectives in the National Waste Strategy *Towards Zero Waste* and the Collections, Infrastructure and Markets Sector Plan (CIMSP). A Waste Planning Assessment (WPA) should be submitted with all applications for a waste facility classified as a disposal, recovery or recycling facility. The WPA should be appropriate and proportionate to the nature, size and scale of the development proposed. Further advice is contained within Annex B of TAN 21 Waste.

11.549 Applicants will need to demonstrate how the waste hierarchy has been addressed in their development proposal. Departure from the waste hierarchy will need to be justified through the use of Life Cycle Assessment.

This will need to be documented as part of the WPA submitted by the applicant.

11.550 Although it is difficult to accurately predict the future needs for residual mixed waste treatment, recovery and for the disposal of waste, the CIMSP sets out the continued need for increased recovery of residual mixed waste which are incapable of being recycled. Therefore, a need exists to develop more residual waste treatment and recovery facilities and to ensure that sufficient disposal capacity is maintained at a level appropriate to support the overall aims of *Towards Zero Waste*. Reference is made to the annual Waste Planning Monitoring Reports (WPMRs) for the South West Wales region (as identified in TAN 21) which provide information and recommendations on cross border working, particularly in respect of how the region's residual waste is being managed and whether there is sufficient remaining landfill capacity.

11.551 General employment sites (B2 uses) may be suitable for many of the future 'in-building' waste facilities. These facilities would cater for industrial and commercial waste as well as local authority collected waste. Being mindful of the need to divert waste away from landfill, the opportunities offered by in-building energy from waste facilities to harness energy for heat and/or power from residual municipal waste will be permitted provided that they are compatible with neighbouring uses and meet the criteria set out above. Proposals that incorporate combined heat

and power that could contribute toward district heating schemes for large developments will be encouraged. Those sites with the potential to accommodate in-building waste facilities are listed in table XX under Policy XX This is in addition to the existing waste management facilities within the County which are listed in appendix XX Many of these, such as the Nantycaws waste management site, are well established and are likely to continue to play a role within the Plan period.

11.552 Proposals involving the recycling and re-use of inert construction and demolition wastes as well as mineral and industrial wastes, will be encouraged. Existing active mineral sites (identified on the LDP Proposals Maps, and listed in appendix XX), or appropriate construction sites will be the preferred locations. B2 employment land allocations might also be options, for example where in-building waste transfer stations or materials recovery facilities capable of dealing with such waste can operate. Compatibility with existing employment uses will be a critical factor when assessing proposals for recycling inert wastes on B2 sites.

11.553 B2 employment sites are not suitable locations for certain types of 'open-air' waste operations, particularly landfill or open-windrow composting. Other types of waste facilities, such as civic amenity (CA) sites, are also sometimes more suited to locations away from built up areas (as in the case of the CA site at Wernddu, Ammanford). Proposals for open-

Windrow composting may be considered as suitable as part of farm diversification schemes (see Policy XX - Farm Diversification).

WM1 Sustainable Waste Management and New Development

Development proposals must ensure that provision is made for the sustainable management of waste in all new development, including storage, recycling and by securing opportunities to minimise the production of waste.

11.554 New developments have the opportunity to make a contribution towards meeting the targets set out within the National Waste Strategy for Wales *Towards Zero Waste* by incorporating adequate facilities and space for the collection, composting and recycling of waste materials into their design. Applying such an approach will also help to encourage participation in recycling at home, at work and public spaces.

11.555 There are a number of key issues that will need to be addressed in connection with waste management that apply to all types of development:

11.556 Separation of waste for recycling: incorporating recycling facilities will help to ensure that waste diversion is easy and convenient to implement;

11.557 Access: it is important to design easy and convenient access for both users of waste facilities and those who collect waste. This will also help in promoting recycling and make economic provision of waste services more achievable;

Pollution: It is essential that any design and layout considers the potential impact of these facilities on neighbouring properties, in terms of potential odours, noise and the attraction of vermin;

Safety: Security must be addressed at the design stage to ensure any negative impact on human health is minimised;

Visual impact: it is important to minimise the visual impact of waste and recycling bins and to ensure that they do not detract from the amenity and landscape quality of the area.

11.558 The Council is keen to work with developers to see innovative methods of waste management (including on-site treatment where practicable) incorporated into new residential and other developments.

11.559 Developers should ensure sufficient space is incorporated within their development for the placement of waste containers at the kerbside on collection days, and that the route between the storage area and collection

point is free from steps, kerbs or other obstructions. Road design and layout standards must take account of the Council's access requirements of waste collection vehicles. Applicants are advised to contact the Council's Waste Management team prior to submitting any application for a discussion about waste management requirements. Applicants should ensure that proposals accord with the County Council's Highway Design Guide.

11.560 All businesses are required to have adequate separation and storage facilities for waste. The storage area must meet health and safety requirements for access, lighting and ventilation and also be secure to prevent vandalism and fly tipping. It is also recommended that any storage is developed in consultation with the proposed service provider. Commercial premises will also be expected to recycle, therefore multiple bins/storage containers are likely to be required.

WM2: Landfill Proposals

Proposals for new landfill sites will only be permitted, and where they can accord with the following: it can be clearly demonstrated that:

- a) **Additional capacity is required within the South West Wales region (evidence must be provided to show where the material will be sourced).**

- b) **The proposal conforms with the waste hierarchy, the concept of the nearest appropriate installation and self-sufficiency; and**
- c) **There would be no significant adverse impact on:**
 - i. **The natural heritage, cultural and historic environment;**
 - ii. **The geology and hydrogeology of the site;**
 - iii. **Controlled waters, including water quality and quantity;**
 - iv. **The amenities of neighbouring occupiers, including the effects of traffic movement and the generation of noise, dust, fumes and odours;**
 - v. **The local highway network, including access, and highway safety;**
 - vi. **Public safety, health and well-being;**
 - vii. **The visual amenity of the site and its environs;**
 - viii. **Public utilities infrastructure and services; and**
 - ix. **Good quality agricultural land (Grades 1, 2 or 3a); and**

Sites located within areas of flood risk as defined by TAN 15 Development and Flood Risk (2014) will not be suitable for landfill operations.

The method of restoration and aftercare, and the proposed after use will need to form part of the landfill proposal and be completed within the lifetime of any permission granted.

11.561 The Welsh Government has a long term aim of eliminating landfilling as far as possible. The National Waste strategy *Towards Zero Waste* (TZW) sets limits on the total amount of residual municipal waste and industrial and commercial waste sent to landfill. However, it is recognised that disposal to landfill will continue in the short to medium term. This is partly due to the way in which waste is collected, the infrastructure capacities currently in place to deal with waste and the existence of legacy wastes (such as asbestos) and incineration residues, where no safe alternative to ultimate landfill disposal currently exists.

11.562 Carmarthenshire is one of six local authorities located within the South West Wales region. A Waste Planning Monitoring Report (WPMR) is produced for the region each year which identifies the amount of landfill capacity (voidspace) remaining within the region as a whole. The level (set out within TAN 21 Waste) at which the void in each region is considered sufficient and should be maintained is **5/7 years**. Whilst the latest WPMR (for the 2018/19 period) identifies sufficient capacity, if the situation changes in subsequent years then potential locations for a new landfill site will need to be considered that would serve the requirements of the region.

11.563 The last remaining landfill site in Carmarthenshire, at Nantycaws, has remaining capacity but is not operational at the present time. It is not clear if or when this situation is going to change during the course of the Plan. In terms of the local authority's collected waste, the residual element

is presently being disposed of in landfills, and other treatment facilities, outside of the County (both within and outside the South West Wales region).

11.564 Proposals for new landfill sites will be evaluated in the context of the criteria set out above and with regard to detailed planning considerations set out within TAN 21 Waste (2014) Annex C. Proposals will be carefully assessed to ensure landfill sites do not pose a serious risk to public health, the environment and neighbouring uses.

11.565 Where appropriate and feasible, developers may be required to enter into a S106 Agreement to ensure that proposals include measures to generate energy from landfill gas where methane might otherwise escape into the atmosphere. Ensuring that the restoration and aftercare of a completed landfill site (or cell) takes place to a standard agreed by the Council will also be secured via a S106 Agreement. The final landscaping must be completed by the end date of the planning permission.

11.566 An EIA must be submitted for all applications falling within Schedule 1 of the EIA Regulations and, where appropriate, will be requested for any development falling within Schedule 2.

WM3: Agricultural Land – Disposal of Inert Waste

Proposals for the deposit of imported inert waste materials for the improvement of low grade agriculture land will only be permitted where:

- a) **It can be demonstrated that the improvement sought is reasonably necessary for the purposes of agriculture within the holding; and**
- b) **The volume of waste to be deposited is the minimum necessary to achieve the improvement sought; and**
- c) **Arrangements are in place for the separation and removal of any non-inert waste received in error; and**
- d) **The extent, thickness and final surface treatment of the deposit is compatible with the surrounding landform; and**
- e) **The proposal is consistent with other policies and proposals in the Plan.**

11.567 The purpose behind the disposal of inert waste by its deposition on farmland and elsewhere has in the past often been has, on many occasions, been to dispose of waste in the cheapest way possible and avoid payment of landfill tax, rather than to improve agricultural land quality or facilitate other necessary development.

11.568 The main purpose of the proposal should clearly be to improve land quality rather than the disposal of waste. In this regard the quantity of waste to be deposited should be the minimum required to achieve the proposed

improvement. Where this is not the case the Council will consider the proposal under Policy WM1 above.

11.569 Inert waste is generally sourced from construction, demolition and excavation operations and can include materials such a soils, bricks and concrete. The beneficial use of this waste for agricultural land improvement, where this is necessary, can be categorised as a waste recovery operation. Waste recovery can be defined as any operation the principal result of which is waste serving a useful purpose by replacing other materials which would have otherwise been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or wider economy.

11.570 Carmarthenshire County Council as the Waste Planning Authority will consider whether the proposed waste development is ‘recovery’. Such consideration involves an assessment of whether there is a genuine need for the development, or if the activity is in fact for the ‘disposal’ of waste to land for any other reason. The key consideration for ‘recovery operations’ is that the development would have occurred in any event even if the waste was not available. If this is not the case then the operation would be classified as disposal.

11.571 The proposal must demonstrate that the quantity of waste to be used is the minimum amount required and any resulting changes to the

andform would be sympathetic to the area. The development should respect the nature conservation and amenity interests of the site and surrounding area, including landscape character and visual amenity.

Monitoring and Implementation

Implementation

In implementing the Revised LDP, the Council will continue to work collaboratively with internal and external partners and organisations, the private sector in order to implement the vast majority of new development proposals, including employment and housing schemes. The monitoring framework notes the bodies and agencies that are likely to contribute towards delivering specific aspects of the Plan.

In order to deliver new development the existence of appropriate infrastructure including water supply, sewerage, land drainage, gas, electricity and telecommunications is vital to ensuring the delivery of the Plan's policies and proposals. In some cases, where new or improved infrastructure is required to accommodate new development, this can be provided through scheduled works undertaken by utility companies. Where infrastructure improvements are required to cater for new development but are not programmed to take place within the development's timescale, the prospective developers will need to provide or requisition the infrastructure required to allow development to go ahead.

The Council will continue to work with DCWW and NRW to ensure that new developments do not place significant pressure on existing infrastructure and do not significantly affect the environmental quality. The Council will work in partnership with these agencies and other service providers, utility companies and the private sector, to secure the required infrastructure provision at the optimal time for moving towards achieving the Plan's objectives. This will secure appropriate measures to mitigate the significant adverse effects which new development would have upon the natural environment. SPG and Development Briefs will where necessary provide more detailed information on infrastructure requirements and on working collaboratively to ensure delivery.

The ability of the private sector, and the public sector to some extent to deliver new development and associated infrastructure improvements, will be heavily influenced by external economic circumstances. For this reason, the rate of development over the plan period is likely to vary.

The Council will also work closely with Local Authorities across the region to ensure alignment between this LDP and their Strategies and in developing regional strategic arrangements, and in order to ascertain and minimise the likely in-combination effects of this Plan's proposals.

The following takes the strategic policies set out within this Revised LDP and sets out the mechanisms for their implementation. It outlines the partners and agencies, both internal and external, which will contribute towards their implementation, and where appropriate will outline the tools which will be used, such as SPG and Development Briefs etc.

The implementation of this Plan will be continually monitored and where appropriate additional mechanisms will be considered to ensure that the best processes are in place, and that the appropriate information is used to inform and guide its implementation.

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---|---|--|--------------|
| SP 1: Strategic Growth | • | • | |
| SP 2: Retail and Town Centres | • | | |
| SP 3: A Sustainable Approach to Providing New Homes | | • | • |
| SP 4: Affordable Homes Strategy | • | • | • |
| SP 5: Strategic Sites SP 6: Employment and the Economy | • | | • |
| SP 7: Welsh Language and Culture | | • | |
| SP 8: Infrastructure | | • | • |
| SP 9: Gypsy and Traveller Provision | | • | • |
| SP 10: The Visitor Economy | | • | • |

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---|---|--|--------------|
| SP 11: Placemaking and Sustainable Places | • | • | • |
| SP 12: Rural Development | | • | |
| SP 13: Maintaining and Enhancing the Natural Environment | | • | • |
| SP 14: Protection and Enhancement of the Built and Historic Environment | | • | • |
| SP 15: Climate Change | | • | • |
| SP 16: Sustainable Distribution – Settlement Framework | | • | • |
| SP 17: Transport and Accessibility | • | • | • |
| SP 18: Mineral Resources | | | |
| SP 19: Waste Management | | | |

Monitoring

This section outlines a monitoring framework which will be used as a tool for measuring the implementation of Revised LDP's policies and proposals. The framework comprises a series of core and local performance indicators intended to monitor the effects and success of the LDP's policies.

The information gathered through the monitoring framework will be presented in the Annual Monitoring Report (AMR) which is required to cover the preceding financial year and submitted to the WG by 31st October each year following adoption of the LDP. The AMR is

the main mechanism for measuring the implementation and the success of the Plan's policies and will report on issues which impact upon the Plan's objectives. The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in the light of national policy and circumstantial changes. The findings of the AMR could result in amendments to policies in order to improve their effectiveness and in more extreme cases could result in a review of part or of the whole Plan. The report will set out the outcomes of the monitoring framework and the data gathered will, where required, provide a contextual narrative in relation to each finding.

Irrespective of the AMR's findings the Council will be required to carry out a review of the whole Plan every 4 years. This could result in the production of a replacement/revised Plan or in the alterations of aspects of the Plan.

LDP Regulations prescribe two core indicators which must be included in the AMR:

- The housing land supply taken from the current Housing Land Availability Study;
- The number of net additional affordable and general market dwellings built in the LPA's area.

These two indicators and other core indicators which are required by WG are identified by an asterisk in the monitoring framework. Contextual indicators will also be used in the AMR to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc) which are outside of the planning system's control which influence the outcomes of the framework.

The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

- **Continue Monitoring:** Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
- **Officer / Member Training Required:** Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.
- **SPG / Development Briefs Required:** Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly

interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.

- **Policy Research / Investigation:** Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research and investigation, including the use of contextual indicators (as outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.
- **Review Policy:** Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate.

| Spatial Strategy | | | |
|--------------------------------|------------|------------------------------------|--------------------|
| Relevant Strategic Objectives: | | | |
| Primary LDP Policies: | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| | | | |
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| Data Sources: | | | |

Glossary

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| Adopted Plan | This is the Final stage of Local Development Plan preparatory process - where the Local Development Plan becomes the statutory Development Plan, for the purposes of the Act. |
| Adopted | The final confirmation of the development plan as its land use planning policy by the Local Planning Authority (LPA). |
| Affordable Housing | <p>Housing provided to those whose needs are not met by the open market. Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and • include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing. <p>This breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • social rented housing - provided by local authorities and <i>registered social landlords</i> where rent levels have regard to the Assembly Government's <i>guideline rents</i> and <i>benchmark rents</i>; and • Intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example <i>Homebuy</i>). Intermediate housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system. (TAN 2: Glossary). |
| Air Quality Management Area | <p>Locations identified where the Council believes that national air quality objectives are not likely to be met and where improvements are needed.</p> <p>The Council is under a legal obligation to declare by Order such sites as Air Quality Management Areas.</p> |
| Amenity | A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter relationship between them, or less tangible factors such as tranquillity. |

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| Anaerobic Digestion | Processes whereby bacteria break down organic material in the absence of air, yielding biogas. |
| Ancient Woodland | Land that has had a continuous woodland cover since accurate maps were first produced. |
| Ancillary | Where the use of land or buildings differ from the primary use and is of a lesser importance and are permitted because of their association with the primary |
| Annual Monitoring Report (AMR) | This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005). |
| Baseline/Pre Change Baseline | A description of the present state of an area against which to measure change. |
| Biodiversity | The variability among living organisms from all sources including animals, plants, birds, insects and fish, and the habitats of which they are part. |
| Brownfield land | See definition for Previously Developed Land. |
| Character | A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any urban or rural location in terms of its landscape, townscape or the layout of streets and open spaces, often giving places their own distinct identity. |
| Candidate Site | Candidate Sites are those nominated by anyone for consideration by the LPA as allocations in an emerging LDP. |
| Candidate Sites Register | Register of candidate sites prepared following a call for candidate sites by the LPA. |
| City Region | See Swansea Bay City Region. |
| Climate Change | Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption. |
| Coalescence | The merging or joining up of two separate settlements or of separate elements of settlement. |
| Commitments | Undeveloped land with current planning permission or land which is currently being developed. |
| Community | People living in a defined geographical area, or who share other interests and therefore form communities of interest. |

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| Community Infrastructure Levy (CIL) | The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local planning authorities to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. A charge that local authorities can elect to place on new developments in their area to fund strategic infrastructure to support development. |
| Community Involvement Scheme (CIS) | Sets out the project plan and policies of the LPA for involving local communities, including businesses, in the preparation of local development plans. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for agreement. |
| Commuted Sum | Sums are monies received from developers and ring fenced for on/off-site use, development or maintenance. For example provision of infrastructure, provision and maintenance of open space, etc. |
| Completions | Planning consents for development which have been constructed or brought into operational use. |
| Consensus Building | A process of early dialogue with targeted interest groups to understand relevant viewpoints and agree a course of action. |
| Conservation Area | An area designated by the LPA under legislation which is of a special architectural or historic interest the character or appearance of which is desirable to preserve or enhance. |
| Consultation | A formal process in which comments are invited on a particular topic or set of topics, or a draft document. |
| Contextual Indicator | An indicator used to monitor changes in the context within which the plan is being implemented or prepared. |
| Controlled Waters | Includes rivers, lakes, ponds, streams, canals, coastal waters, estuaries and groundwater. |
| Countryside | Land that lies outside the defined settlements, as identified on the Proposals Map, and includes small groups of dwellings that are dispersed across the County. |
| Defined Settlements | Those settlements identified within Strategic Policy SP16: Sustainable Distribution – Settlement Framework. |
| Delivery Agreement (DA) | Document comprising the LPA's timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement. |
| Density | In the case of residential development, a measurement of either the number of habitable rooms per hectare (or acre) or number of dwellings per hectare (or acre). |
| Deposit | The term used for the process of publishing the detailed Plan policies and proposals for public consultation. Placing the Plan "on deposit". |

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| Deposit Documents | These include the deposit LDP, the Sustainability Appraisal report, the initial consultation report, the candidate sites register, the Review Report (if appropriate), any relevant supporting documents. |
| Design and Access Statement (DAS) | The requirement for a DAS and the content of such documents forms part of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Design and Access statements accompany certain applications and must, amongst other things, explain the design principles and concepts that have been applied to the development, demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account, explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account, and explain how specific issues which might affect access to the development have been addressed. |
| Development Limits | A line drawn in order to define the area of a settlement within which development is acceptable in principle subject to detailed consideration of environmental, amenity, access, public service provision and other considerations. Areas outside the limits are regarded as the open countryside. |
| Ecosystem Resilience | The ability of ecosystems to cope with pressures, disturbances and change – either by resisting them, recovering from them or adapting to them. Achieving ecosystem resilience is about working at larger scales, promoting functional connections between natural places, ensuring they have high natural diversity, are in good condition and increasing their extent. Biodiversity is an essential underpinning element of all resilient ecosystems. All functioning and resilient ecosystems have a characteristic healthy and often rich biodiversity. |
| Employment Land | Land used for the purposes of employment by one or more of the following: offices, manufacturing, research and development, storage and distribution (see also Use Classes). |
| Engagement | A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community. |
| Environmental Impact Assessment | The evaluation of the likely environmental consequences of a development and considers how the severity of the impacts could be minimised. Applicants for certain types of development, often larger schemes, are required to submit an Environmental Statement to accompany a planning application, in order to set out the findings of the EIA process so that a decision on whether to grant permission may be better informed. |
| Evidence Base | Interpretation of Baseline or other information/data to provide the basis for plan policy. |

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| Fluvial | Of, or relating to, a watercourse such as a river, stream or brook. |
| Fluvial Flood | Flooding from river. |
| Geodiversity | The variety of earth materials, forms and processes that constitute and shape the Earth. It covers geology, rocks and the process by which they change and geomorphology, landforms and topography. |
| Geological | Relating to the earth's physical structure and substance. |
| Geomorphological | The form or surface features of the earth. |
| Green Infrastructure | The network of multi-functional green space, encompassing both land and water (blue space). The Green Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities. |
| Greenfield site | Land which has never been built on. |
| Groundwater | Water that has percolated into the underground strata, including soils and may form underground ponds or streams, which may discharge above ground but lower down the catchment. |
| Habitat | An area of nature conservation interest. |
| Habitats Regulations Assessment (HRA) | The screening and appropriate assessment of options required under Part 6 Chapter 8 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) - a recognised iterative process which helps determine the likely significant effect on a plan or programme and (where appropriate) assess adverse impacts on the integrity of a European site. The assessment is required to be undertaken by a competent authority in respect of plans or projects which are likely to have a significant effect (alone and in combination with other plans and projects) on a "European site" (see paragraph 5.1.2 of TAN 5), or as a matter of policy a proposed "European site" or Ramsar site, under the provisions of Article 6(3) of the EC Directive 92/43/ECC (the Habitats Directive), regulations 61 and 102 of the Conservation of Habitats and Species Regulations (as amended) 2010, and, regulation 25 of the Offshore Marine Conservation (Natural Habitats &c) Regulations 2007. |

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| Houses in Multiple Occupation (HMO) | A HMO is a property occupied by three or more tenants not living together as a single family household who share basic amenities such as a kitchen, bathroom or toilet facilities but have separate bedrooms. The term covers bedsits, non self-contained flats, shared houses and lodgings. |
| Infill Development | The development of a small gap between existing buildings. To qualify as infill, the proposed development must be related to the size and character of the particular settlement. |
| Infrastructure | Includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications. |
| Integrated Community Strategy (ICS) | Required by the Local Government (Wales) Measure 2009 (Part 2: Sections 37-46) with the aim of improving the social, environmental and economic well-being of their areas. Also referred to as a "Single Integrated Plan". |
| Landmap | Wales-wide landscape assessment that is organised by Natural Resources Wales (NRW in partnership with the Welsh local authorities. Introduced in 1997 and updated in 2003, the LANDMAP methodology and quality assurance process ensures a nationally consistent resource for landscape planning and decision making. LANDMAP information is collected in a structured and rigorous way that is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape. |
| Landscape | An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. |
| Listed Buildings | Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection. Listing protects the whole building both inside and out and possibly also adjacent buildings if they were erected before 1st July 1948. The prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting. |
| Local Area for Play (LAP) | Usually a small landscaped areas of open space designed for young children located close to where the children live. |
| Local Equipped Area for Play (LEAP) | An equipped area of play and recreation (informal). |
| Local Planning Authority (LPA) | A planning authority responsible for the preparation of an LDP. |

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| Local Development Plan (LDP) | The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local planning authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the Plan. |
| Local Well-being Plan | Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards will be established for each local authority area; it is intended that each will prepare a Well-being Plan to replace the SIP by April 2018 (s.39). |
| Marine Plan | The Welsh National Marine Plan prepared under the Marine and Coastal Access Act 2009. |
| Market Housing | Private housing for rent or sale where the price is set in the open market. (TAN2: Glossary). |
| Mitigation | Measures to avoid, reduce or offset significant adverse effects. |
| Mixed Use | Developments or proposals comprising of more than one use type on a single site. |
| Multi-use Games Area (MUGA) | A versatile outdoor area made from macadam, polymeric surfacing, or artificial grass and is designed to be used for a variety of different sports and games including football, hockey, rugby, cricket, and tennis. |
| National Development Framework (NDF) | Provision is made under Planning (Wales Act) 2015 for the preparation of an NDF. Prepared by the Welsh Government the NDF will set out a 20 year land use framework for Wales and will replace the current Wales Spatial Plan. |
| National Nature Reserve (NNR) | An area designated for its national importance in nature conservation terms and managed through joint nature reserve agreements with landowners etc. |
| Natural Resources | Materials that occur naturally that are useful to man. Includes minerals, timber, land, ecosystems, etc. |
| Neighbourhood Equipped Area for Play (NEAP) | Equipped play area for children and young people. |
| Objective/Strategic Objective | A statement of what is intended, specifying the desired direction of change in trends. |
| Open Space | All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife. |

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| Ordinary Watercourses | All watercourses that are not a designated main river, and which are the responsibility of local authorities to regulate. |
| Partners | Other local/National Park authority departments and statutory bodies where the LDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute to formulating relevant parts of the LDP. |
| Placemaking | Process and tool to collectively design and manage the public realm to create quality places that people want to live and work in, that are appealing, accessible, safe and support social interaction and amenities. |
| Plan Period | The period of time a plan covers namely up to 2033. |
| Planning Obligation | A legal agreement between an applicant and the local planning authority to ensure a development is carried out in a certain way. Also referred to as a Section 106 Agreement. |
| Planning Policy Wales (PPW) | Planning Policy Wales sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is provided through circulars and policy clarification letters. |
| Playing Fields | Land set out with a pitch or pitches for games. |
| Pluvial | Relating to rainfall - increase of the amount of rain, which can cause surface water flooding before entering watercourses and the drainage system. |
| Pluvial Flooding | Flooding from surface water. This occurs when heavy rain saturates drainage systems and excess water cannot be absorbed. |
| Pre-deposit Documents (LDP) | These include the vision, strategic options, preferred strategy, key policies, the Sustainability Appraisal report, the candidate sites register, Review Report (if appropriate). |
| Pre-deposit Stage | In the LDP Manual, referred to as the Strategic Options and Preferred Strategy stage of LDP preparation. |
| Previously Developed Land | Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. See also Definition of Previously Developed Land contained in PPW. |
| Protected Species | Plant and animal species afforded protection under certain Acts and Regulations. |
| Public Rights of Way (PROW) | Paths that the public have a right to pass. PROWs are inclusive of footpaths, bridleways and byways. |
| Ramsar | A wetland site of international importance for nature conservation. Designation is enabled by the Ramsar Convention 1971 whereby participating European Governments undertake to protect such areas. |

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| Regionally Important Geological/ Geomorphological Sites (RIGs) | Locally designated earth science sites, which are selected using nationally agreed criteria. |
| Renewable Energy | For the purposes of planning policy, renewable energy is defined as those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our environment. This includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy is the term used to cover technologies that are energy efficient (but does not include nuclear). |
| Residual Waste | Residual waste remains after recyclable or compostable material has been removed from the waste stream. |
| Review Report | The required statutory report under S69 of the 2004 Act and/or Reg41; to conclude on the LDP revision procedure to be followed based on a clear assessment of what has been considered and what needs to change and why, based on evidence. |
| Ribbon Development | The linear extension of settlements, including frontage development along approach roads, resulting in the unnecessary intrusion of development into the countryside. |
| Riparian Corridor | The part of the floodplain closest to the water channel and greatly influenced by the stream/river. The stream/ river and corridor interact with each other in a way that is mutually beneficial. |
| Rural Enterprise | Land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. |
| Scheduled Ancient Monument | Nationally important archaeological sites or historic buildings, given protection against unauthorised change through primary legislation. |
| Section 106 Agreement | See Planning Obligations. |
| Single Integrated Plan (SIP) | Discharges statutory duties identified by Welsh Government (“Shared Purpose – Shared Delivery”, WG 2012), including Community Strategies; prepared by a Local Service Board. See “Local Well-being Plans” which are to replace SIPs”. |

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| Site of Special Scientific Interest (SSSI) | Sites of Special Scientific Interest are notified by Natural Resources Wales (NRW) under legislation to afford protection to flora, fauna and geological or physiological feature of special interest. |
| Site Specific Allocations | Allocations of sites (proposals) for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals with the allocations shown on the LDP's proposals map. |
| Soundness | In order to be adopted, an LDP must be determined 'sound' by the examination Inspector (S64 of the 2004 Act). Tests of soundness tests and checks are identified in PPW. |
| Special Area of Conservation (SAC) | Sites of international conservation importance designated by the Welsh Ministers under the European Directive on the Conservation of Natural Habitats and Wild Flora and Fauna. In addition there are candidate SAC's which should, as a matter of Government policy, be viewed as full SAC's when examining land use impacts. |
| Special Protection Area (SPA) | Special Protection Areas For Wild Birds under The E.C. Council Directive On the Conservation of Wild Birds (79/4C9/EEC) provides for the protection, management and control of all species of naturally occurring wild birds. |
| Specific Policies | A suite of criteria-based policies which will ensure that all development within the area meets the aims and objectives set out in the Strategy. |
| Stakeholders | Interests directly affected by the LDP (and/or SEA) - involvement generally through representative bodies. |
| Statement of Common Ground (SocG) | The purpose of a SOCG is to establish the main areas of agreement between two or more parties on a particular issue. |
| Strategic Development Plan (SDP) | Provision is made under the Planning (Wales) Act 2015 for the preparation of SDP's at a regional level. SDP will have regard to the NDF and responding at a regional level to strategic issues. |
| Strategic Environmental Assessment (SEA) | Term used internationally to describe environmental assessment as applied to plans and programmes. SEA process is derived from European legislation and defined at European level – Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SEA Regulations) require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use". |
| Strategic Objectives | A set of overarching intentions that elaborate on the Vision and that focus on the delivery of the Plan. |

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| Supplementary Planning Guidance (SPG) | Forms a supplementary document/information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with the Plan and with national planning policy. Can be developed to consider individual or thematic aspects of the Plan and site allocations including masterplans. |
| Sustainability Appraisal (SA) | Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the 2004 Act to undertake SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations. |
| Sustainability Appraisal Report (SA Report) | Document required to be produced as part of the SA process to describe and appraise the likely significant effects on sustainability of implementing the LDP, which also meets the requirement for the Environmental Report under the SEA Regulations. S62(6) of the 2004 Act requires each LPA to prepare a report of the findings of the SA of the LDP. The SA Report is first produced at the Preferred Strategy stage (the Interim SA Report), expanded at the Deposit LDP stage and finalised alongside the Adoption Statement. |
| Technical Advice Notes (TAN) | A topic-based document published by the Welsh Assembly Government to supplement Planning Policy Wales. |
| Vision | Defines the core purpose of the Plan. |
| Wales Spatial Plan (WSP) | A plan prepared and approved by the National Assembly for Wales under S60 of the 2004 Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62(5)(b) of the 2004 Act a local planning authority must have regard to the WSP in preparing an LDP. |
| Waste Hierarchy | The order in which options for waste management should be considered based on environmental impact. It has a statutory basis within the Waste Framework Directive and the implementing regulations applying to Wales. |
| Water Resources | All underground, surface and coastal waters. |
| Windfall Sites | Sites which are not allocated in the Plan where residential development is subsequently granted planning permission. |

Appendix x

Context - Legislative and National Planning Policy and Guidance

The statutory requirement to prepare and adopt a Development Plan for the administrative area of Carmarthenshire is set out under legislation, with specific guidance published by the Welsh Government on the procedural aspects of Plan preparation and its content. This includes:

- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Town and Country Planning (Local Development Plan, Wales) Regulations, 2005
- Well-Being of Future Generations (Wales) Act 2015 • Environment (Wales) Act 2016
- Planning (Wales) Act 2015
- Local Development Plan Manual

The Welsh Government are under a legal duty through the Government of Wales Act 2006 to promote sustainable development. This requirement in turn falls on the respective Local Authorities.

The Deposit Plan places sustainable development as a central part of its strategy. In this regard, reference should be had to the requirements of the:

- Strategic Environmental Assessment Regulations 2004,
- Conservation of Habitats and Species Regulations 2017, and
- Equalities Act 2010

Each of the above have formed key parts of the Plan making process and have informed its content.

As well as the above legislative framework, the Plan is being prepared with regard to the National Planning, Policies and Guidance as well as other strategic thematic documents including the following:

- Planning Policy Wales (PPW)
- Technical Advice Notes (TANs)
- Minerals Technical Advice Notes (MTANs)
- Welsh Government Circulars
- The Wales Transport Strategy
- Economic Renewal: A New Direction
- Vibrant and Viable Places – New Regeneration Framework
- Environment Strategy for Wales
- Shoreline Management Plan

- One Wales: One Planet – The Sustainable Development Scheme for Wales
- Climate Change Strategy for Wales
- Working to Achieve a Healthier Future for Wales
- Prosperity for All the National Strategy
- Towards Zero Waste – One Wales One Planet: The Overarching Waste Strategy for Wales (2010)
- The Welsh Language (Wales) Measure 2011
- Housing (Wales) Act 2014
- Historic Environment (Wales) Act 2016
- Active Travel (Wales) Act 2013
- The Wales Act 2017
- Welsh Government - People, Places, Futures – The Wales Spatial Plan (WSP)
- Environment (Wales) Act 2016
- Countryside and Rights of Way Act (CRoW) 2000
- The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

Regional

- The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030:
- Swansea Bay City Deal 2017
- Joint Local Transport Plan for South West Wales (2015-20):
- The South West Wales Tourism Partnership (SWWTP)
- Waste Planning Monitoring Report(s) for the South West Wales Region:
- Dwr Cymru Welsh Water Water Resources Management Plan
- River Basin Management Plan Western Wales River Basin District

Local

- Carmarthenshire County Council - Corporate Strategy
- Moving Forward in Carmarthenshire: the next 5-years
- Carmarthenshire Local Well Being Plan
- Transformations: A Strategic Regeneration Plan for Carmarthenshire
- Affordable Homes Delivery Plan 2016 – 2020: Delivering more homes for the people of Carmarthenshire:
- Carmarthenshire Destination Management Plan
- Carmarthenshire Employment Sectoral Study
- Carmarthenshire County Council – Gypsy Traveller Accommodation Assessment
- Carmarthenshire Rights of Way Improvement Plan (ROWIP)
- Local Flood Risk Management Strategy
- Flood Risk Management Plan for the Western Wales River Basin District
- Memorandum of understanding for protection of Carmarthen Bay and Estuaries European Marine Site. **Maybe leave this out??!**
- Carmarthenshire County Council - Ageing Well Plan
- Integrated Community Strategy (ICS) - Carmarthenshire's Local Service Board (LSB)
- Carmarthenshire County Council - Older People's Strategy 2015-2025

- Carmarthenshire County Council - Welsh in Education Strategic Plan
- Carmarthenshire County Council – Social Care Annual Report

Appendix x

Regional and Local Strategic Context

It noted that whilst the LDP represents a key part of the strategic picture both within the County and regionally it does not sit in isolation of other Plans and strategies. A number of these provide guidance for Plan preparation, others are part of a strategic suite of documents which shape how the region and County will develop over.

Regional

Joint Transport Plan for South West Wales

Neighbouring Authorities' Development Plans

We are in regular and close contact with neighbouring authorities, both individually and collectively at regional level (through the South West Wales Regional Planning Group), to ensure alignment between respective LDPs.

The Plan has been prepared with regard to and where appropriate in co-operation with neighbouring authorities. This has included evidence gathering and research across the broader region but also at a sub-regional level between those authorities undertaking Reviews of the LDP's.

Certain factors preclude complete conformity, but constructive discussions and shared information and experience minimised the risk of conflicting policies, and ensured an appropriate level of integration.

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| <p>Neath Port Talbot County Borough Council has an adopted LDP and will be preparing its first review report shortly. Ongoing dialogue has ensured an understanding of the respective approaches and emerging direction of the policy frameworks. The progress of the Review into the Neath Port Talbot LDP will be monitored and duly considered as necessary.</p> |
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| <p>The City and County of Swansea has recently adopted its LDP. The recent adoption of their Plan enables an awareness of their policies and proposals and the ability to respond to and integrate as appropriate. Continuing liaison will ensure a mutual understanding of the respective approaches. Specific dialogue has progressed and resulted in cross border co-operation on a fundamental element to the delivery of both documents i.e. the Burry Inlet (SAC) the Memorandum of Understanding and co-operation in addressing the issues affecting the SAC represent important steps in the development of a long term solution to water quality matters in the Inlet.</p> |
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| <p>Powys County Council have adopted their LDP and we will continue to examine strategic relationships as part of a strategic regional outlook. A future review of the Powys LDP will be monitored and duly considered.</p> |
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| <p>Pembrokeshire Coast National Park Authority's is at the time of writing undergoing examination on its replacement LDP. This emerging LDP is broadly compatible with a hierarchical settlement structure and a consistency in the broad planning policy approach.</p> |
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We will however continue to monitor its progress through, and post examination. We will also continue to work closely to ensure ongoing understanding of issues and compatibility as well as part of regional and sub-regional working on both policy matters, evidence gathering and strategic matters.

Pembrokeshire County Council adopted its LDP on the 28th February 2013. There is a broad consistency and alignment in terms of the approach from a policy and strategic perspective. The vision and the spatial framework for a hierarchy of settlements in general terms is compatible. There is also a broad alignment of approach to the scale of development and growth. The role of Carmarthen as a regional centre is mutually recognised with the complementarity of settlements developed and understood through the WSP: Pembrokeshire are in the process of preparing their replacement LDP with a comparable timescale to Carmarthenshire. The broad alignment outlined above remains and we will continue to work closely on cross border issues as well as part of regional and sub-regional working on both policy matters, evidence gathering and strategic matters.

Ceredigion County Council adopted its LDP on the 25th April 2013. Although the settlement strategies differ slightly, there is a general compatibility with the respective Visions and with the commitment to respect and maintain the diversity and quality of the plan areas, to reduce the need to travel and to sustainability and the creation of sustainable places. Ceredigion are in the process of preparing their replacement LDP with comparable timetable for adoption to Carmarthenshire. There remain a general compatibility as outlined above, and we will continue to work closely on cross border issues as well as part of regional and sub-regional working on both policy matters, evidence gathering and strategic matters.

Brecon Beacons National Park Authority adopted its LDP on the 17th December 2013. There are no clear cross border settlement issues. The Park Authority are in the process of preparing their replacement LDP with the Preferred Strategy having been recently published. We will continue to work closely on cross border issues as well as part of regional and sub-regional working on both policy matters, evidence gathering and strategic matters. The implications proposals in the west of the Park will be duly considered particularly in terms of the level of housing apportionment.

We will, through the membership of the South West Wales Regional Planning Group (SWWRPG) continue to work closely particularly in understanding and developing the concept and opportunities for a Strategic Development Plan (SDP) across the region. A number of focused meetings have already been held to scope and understand its potential thematic and spatial extent.

Local

Appendix X

Supplementary Planning Guidance

| Policy Ref. | Topic | Existing SPG to be carried forward. | New SPG | Target date for Adoption |
|--------------|---|---|---------|--------------------------|
| | | Note: Subject to updating | | |
| NE4 | Caeau Mynydd Mawr Special Area of Conservation | Y (Note original substantively updated as a result of revised evidence) | N | December 2021 |
| Multiple | Design Principles in New Development (Suite of SPG to be prepared over the lifetime of the LDP) | N | Y | Intermittent |
| AHOM1, AHOM2 | Affordable Housing | Y (Note original substantively updated) | N | XXX 2022 |
| SP8 | Burry Inlet | N | Y | December 2021 |
| SP11 | Placemaking and Sustainable Places | N | Y | XXX 2022 |
| PSD4 | Trees and planting as part of new developments | N | Y | XXXX 2022 |
| RD5 | Equestrian Proposals | N | Y | XXXX 2022 |
| NE1 | Sites of Importance for Nature Conservation Value (SINCs) | N | Y | XXXX 2022 |
| NE2 | Nature Conservation and Biodiversity | Y | N | December 2021 |
| SP14 | Built and Historic Environment | N | Y | Intermittent |
| CCH1 | Renewable Energy | N | Y | XXXX 2022 |
| PSD9 | Advertisements (guidance on bilingual requirements). | N | Y | XXXX 2022 |
| INF1 | Planning Obligations | | | |
| PSD8 | Provision of New Open Space | | | |
| | Archaeology | | | |
| | Site Specific (planning and development briefs - TBC) | | | |
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Appendix 5 - Minerals Sites

Active/Inactive Sites

| LDP Reference | Quarry Name | Site Status | Mineral Extracted |
|---------------|---------------------------------|-------------|---------------------------------|
| M4 | Cilyrychen/Glangwenlais | Inactive | Limestone |
| M3 | Alltygarn | Inactive | Silica Sandstone |
| M5 | Garn Bica/Maesdulais | Active | Limestone |
| M9/M10/M11 | Torcoed/Torcoed Fawr/Crwbin | Active | Limestone |
| M14 | Blaenyfan | Inactive | Limestone |
| M15 | Coedmoelon | Active | Sandstone |
| M16 | Pennant | Active | Sandstone |
| M18 | Coygen | Active | Limestone |
| M19 | Garn Wen | Active | Igneous |
| M20 | Ty Hywel | Active | Shale |
| M21 | Dinas | Inactive | Sandstone |
| M23 | Llwynjack Farm | Active | River Shoal/ Sand and Gravel |
| M25 | Glan Lash Opencast Coal Site | Active | Opencast Coal |
| | Foelfach | Active | Sandstone |

Table 14 – Mineral Sites – Active / Inactive

Dormant Sites

| LDP Reference | Quarry Name | Site Status | Mineral Extracted |
|---------------|----------------|-------------|-------------------|
| M2 | Pwllymarch | Dormant | Limestone |
| M4 | Llwynyfran | Dormant | Limestone |
| M6 | Maesdulais | Dormant | Limestone |
| M7 | Tyr Garn | Dormant | Limestone |
| M8 | Garn | Dormant | Sandstone |
| M12 | Limestone Hill | Dormant | Limestone |
| M13 | Penybanc | Dormant | Limestone |
| M17 | Cerrigyrwyn | Dormant | Igneous |
| M22 | Cynghordy | Dormant | Sandstone |
| M24 | Glantowy | Dormant | Sand and Gravel |

Table 15 – Mineral Sites – Dormant

Appendix 5 - Minerals Sites

Active/Inactive Sites

| LDP Reference | Quarry Name | Site Status | Mineral Extracted |
|---------------|---|-------------|---------------------------------|
| M3 | Alltygarn | Inactive | Silica Sandstone |
| M5 | Garn Bica/Maesdulais | Active | Limestone |
| M9/M10/M11 | Torcoed/Torcoed Fawr/Crwbin | Active | Limestone |
| M14 | Blaenyfan | Inactive | Limestone |
| M16 | Pennant | Active | Sandstone |
| M18 | Coygen | Active | Limestone |
| M19 | Garn Wen | Active | Igneous |
| M21 | Dinas | Inactive | Sandstone |
| M23 | Llwynjack Farm | Active | River Shoal/ Sand and Gravel |
| M25 | Glan Lash Opencast Coal Site | Active | Opencast Coal |
| | Foelfach | Active | Sandstone |
| | Llanelli Sand Dredging Ltd ¹ | Active | Marine Sand |

Table 14 – Mineral Sites – Active / Inactive

Dormant Sites

| LDP Reference | Quarry Name | Site Status | Mineral Extracted |
|---------------|----------------|-------------|-------------------|
| M2 | Pwllymarch | Dormant | Limestone |
| M4 | Llwynyfran | Dormant | Limestone |
| M7 | Tyr Garn | Dormant | Limestone |
| M8 | Garn | Dormant | Sandstone |
| M12 | Limestone Hill | Dormant | Limestone |
| M13 | Penybanc | Dormant | Limestone |
| M22 | Cynghordy | Dormant | Sandstone |
| M24 | Glantowy | Dormant | Sand and Gravel |

Table 15 – Mineral Sites – Dormant

¹ Also safeguarded is the marine landing site situated approximately 800m to the east of the Llanelli Sand Dredging site due to its importance in the landing of marine sand.

Appendix: Active Travel Routes

| CCC INM Route List | | | | |
|--------------------|------------|--------------|--------------------|--|
| Scheme Number | Location | Term | Type | Detail |
| 7.21 / A1 | Ammanford | Short Term | Pedestrian | ERM 7.21 Fail - Footpath requires surface upgrade |
| A2 | Ammanford | Aspirational | Pedestrian | Traffic management along Penygarn Road – improved footway |
| A3 | Ammanford | Aspirational | Pedestrian | improve footway along Heol Tycroes. Construct footway on Pantyfynnon Road & segregated pedestrian facility over level crossing. |
| A4 | Ammanford | Aspirational | Shared Use | Route connecting Pantyfynnon to Penybanc via access from the end of Mill Terrace road in Pantyfynnon |
| A5 | Ammanford | Aspirational | Pedestrian | Place tactile and dropped kerbs at crossing points - New Road |
| A7 | Ammanford | Aspirational | Pedestrian | Ammanford central footway link and improved pedestrian access to local trip attractors. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| A9 | Ammanford | Aspirational | Pedestrian | Dyffryn Road footway link and improved pedestrian access to local trip attractors. |
| A10 | Ammanford | Aspirational | Pedestrian | Footway link to Dyffryn Road and improved pedestrian access to local trip attractors. |
| A11 | Ammanford | Aspirational | Cycle | Off Road Cycleway alongside Blaenau Road and off road link to Ammanford Station |
| A12 | Ammanford | Aspirational | Pedestrian | Footway link near railway. Upgrade and widen path along Blaenau to Llandybie including zebra crossing. |
| A13 | Ammanford | Aspirational | Pedestrian | Creation of new footway and improved links along Kings Road |
| 7.36 / A14 | Ammanford | Short Term | Pedestrian | ERM Fail - Lighting needed along footpath. Overgrown, steep steps, narrow with bollard |
| A16 | Ammanford | Aspirational | Pedestrian | Footway link to Parc Penrhiw |
| A17 | Ammanford | Aspirational | Pedestrian / Cycle | Traffic calming and improved pedestrian permeability outside Bettws School |
| A18 | Ammanford | Aspirational | Pedestrian | Improved and new footway links along Pentwyn Road |
| A19 | Ammanford | Aspirational | Pedestrian | Improved and new footway links along Wernolau Road |
| A20 | Ammanford | Aspirational | Pedestrian | Creation of new footways along Maesquarre Road |
| 1.5b / A25 | Ammanford | Short Term | Cycle | ERM Route 1.5b Fail - Existing route requires maintenance |
| A27 | Ammanford | Aspirational | Pedestrian | Creation of footway linking Hospital with Amman Valley Cycleway |
| A28 | Ammanford | Short Term | Pedestrian | Completion of footway link along Folland Road |
| A29 | Ammanford | Aspirational | Cycle | Route along Ammanford Road A483 from Llandybie. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| A30 | Ammanford | Aspirational | Pedestrian / Cycle | Connection through west of Ammanford - Tir-Yr-Dail Lane |
| B1 | Brynamman | Short Term | Cycle | Link to formalise Amman Valley Cycleway through Brynamman Rugby Club land |
| B2 | Brynamman | Aspirational | Pedestrian | Upgrade of crossing points on A4609 to allow for easier pedestrian movement |
| B3 | Brynamman | Aspirational | Pedestrian / Cycle | Speed limit on New Road to allow for safer pedestrian and cycling movements. Cycling provision to be determined. |
| B4 | Brynamman | Aspirational | Pedestrian / Cycle | Proposed 20mph on Ardwyn Rd. Cycling provision to be determined. |
| B5 | Brynamman | Aspirational | Pedestrian / Cycle | Proposed 20mph limit on Brynceunant Rd. Cycling provision to be determined. |
| BP1 | Burry Port | Medium Term | Cycle | Existing cycling route alongside B4311 - No cycle infrastructure, provide off road route |
| BP5 | Burry Port | Short Term | Pedestrian / Cycle | Section of path along Old Tramway. Shared use. Improve signage and provision behind shops |
| BP7 | Burry Port | Short Term | Shared Use | ERM cycle route upgrade to shared use - Section of path along Old Tramway. Short term improvements |
| BP9 | Burry Port | Medium Term | Pedestrian | Footway request at Cliff Terrace and complete loop on map as shown along Furnace Road missing footway and Gwscwm Road. |
| BP10 | Burry Port | Aspirational | Pedestrian | Add missing footway between Ar-Y Bryn and Mumbles Head Estates. |
| BP11 | Burry Port | Aspirational | Pedestrian | Footway link provision at junction of Maenor Helyg and Ashburnham Road |
| BP12 | Burry Port | Aspirational | Pedestrian | Pedestrian tactile crossing facilities at both estate junctions. Golwgfor Estate / Dan Y Bryn Estate, Lando Road |
| BP15 | Burry Port | Aspirational | Cycle | Aspirational cycle route Burry Port to Cross Hands |
| BP16 | Burry Port | Aspirational | Cycle | A494 Aspirational cycle route to Kidwelly |
| C1 / 1.1 | Carmarthen | Short Term | Cycle | ERM Route 1.1 Fail - Cycle track alongside road to provide a link onwards – requires upgrading - maintain foliage. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| C2 | Carmarthen | Medium Term | Cycle | Travellers' Rest On road cycle provision – requires upgrading. Provide cycle infrastructure to separate from traffic |
| C3 | Carmarthen | Medium Term | Shared Use | Carmarthen West Link Road – 3m shared use path on either side of road facilities incorporated in plan. Not yet complete on site |
| C4 | Carmarthen | Short Term | Cycle | Shared use path linking College Road and Trevaughan Road. Need better signs to mark the path as it crosses through a farm. |
| Page 276 | Carmarthen | Medium Term | Cycle | St Clears Road -on road cycling provision – requires upgrading. Links to cycle network |

| | | | | |
|------------|------------|--------------|--------------------|---|
| 5.1c / C9 | Carmarthen | Short Term | Cycle | ERM Route 5.1c Fail - Existing on road cycling provision – requires surface upgrading. |
| C12 | Carmarthen | Medium Term | Pedestrian / cycle | Llansteffan Road. Improved links to school and existing cycle network. On road cycle route |
| 7.1 / C14 | Carmarthen | Short Term | Pedestrian / Cycle | Shared Use link to existing cycle network and route. Part of route is ERM route 7.1 - pedestrian. Proposed shared use path |
| C15 | Carmarthen | Aspirational | Cycle | Aspirational link across river linking Johnstown with Pensarn/Pibwrlwyd |
| C21 | Carmarthen | Short Term | Cycle | Route requires upgrading. Provide on or off road cycle infrastructure |
| C23 | Carmarthen | Short Term | Pedestrian | Picton Court - provide signage and footways |
| C25 | Carmarthen | Short Term | Pedestrian / Cycle | St Catherine Street on road cycling route – requires signage |
| C26 | Carmarthen | Short Term | Cycle | College Road - on road cycling route – requires upgrading including crossing |
| C28 | Carmarthen | Short Term | Pedestrian | Section of footway required along access road |
| 4.2 / C29 | Carmarthen | Short Term | Cycle | ERM Route 4.2 Fail - Picton Place existing on road cycling provision – requires upgrading – maintain foliage covering signage |
| 1.5 / C30 | Carmarthen | Short Term | Pedestrian | ERM route 1.5 – requires upgrading - lighting and surfacing |
| C32 | Carmarthen | Short Term | Pedestrian | Existing walking route – requires upgrading. Provide tactile paving, lighting and resurface defects |
| C35 | Carmarthen | Short Term | Pedestrian | Lime Grove Avenue link improvements and footway widening |
| C36 | Carmarthen | Short Term | Pedestrian | Creation of a small walking link between Ysgol y Dderwen and Fountain Hall Terrace via Llys Ffynnon |
| C38 | Carmarthen | Short Term | Pedestrian | Existing walking route – requires upgrading, steps restrict access for all users |
| C41 | Carmarthen | Short Term | Pedestrian | Friars Park - Needs footway along access road section |
| C42 | Carmarthen | Short Term | Pedestrian | Lammas St to Friars Park - needs new footway along access road |
| C44 | Carmarthen | Short Term | Pedestrian | St Catherine St to Lammas St. needs wider footway |
| C48 | Carmarthen | Short Term | Pedestrian | Jackson's Lane - requires lighting improvements |
| C49 | Carmarthen | Short Term | Pedestrian | King Street requires removal of bollards to increase footway width |
| 5.4a / C52 | Carmarthen | Short Term | Cycling | ERM route 5.4a - on road cycling route – requires signage upgrade and route maintenance. Contraflow to allow cyclists along The Quay |
| 5.4b / C53 | Carmarthen | Short Term | Cycling | ERM Route 5.4b - The Parade on road cycling route - Enforce on street parking restrictions |
| C54 | Carmarthen | Short Term | Pedestrian | Off road footway between Priory St and Esplanade. Route needs signage and widening |
| C55 | Carmarthen | Aspirational | Pedestrian / cycle | Road safety improvements outside school along Richmond Terrace including plateau for safer pedestrian movement. Cycling provision to be determined. |
| C56 | Carmarthen | Short Term | Pedestrian | Footpath link from Richmond Terrace to St Peters car park. Upgrades as part of Safe Routes |
| C57 | Carmarthen | Short Term | Pedestrian | Footpath link improvement from Richmond Terrace to Richmond School Car Park. Upgrades as part of Safe Routes |
| C58 | Carmarthen | Aspirational | Pedestrian | Footway creation and link to Wellfield Road |
| C59 | Carmarthen | Short Term | Pedestrian | Remove barriers at southern end of route |
| C60 | Carmarthen | Short Term | Pedestrian | Park Hall to Oak Terrace. Provide footway where missing and adequate lighting along link |
| C61 | Carmarthen | Short Term | Pedestrian | Belvedere Av to Park Hall. Remove steps which restrict access |
| C62 | Carmarthen | Medium Term | Pedestrian | Belvedere Av to Ross Av. Remove steps which restrict access and maintain overgrown vegetation |
| C63 | Carmarthen | Medium Term | Pedestrian | Cwm-Oernant - Resurface route to enable access for all users. Maintain overgrown vegetation and provide adequate lighting |
| C64 | Carmarthen | Aspirational | Pedestrian | Footway provision along North Parade |
| 7.19 / C65 | Carmarthen | Short Term | Shared Use | ERM Pedestrian route 7.19, INM shared use route. Provide cycle signage |
| C66 | Carmarthen | Aspirational | Cycle | Aspirational shared use path linking with Bronwydd |
| C67 | Carmarthen | Aspirational | Pedestrian | Footway extension on Castell Pigyn Road |
| C68 | Carmarthen | Aspirational | Cycle | Aspirational shared used extension towards Towy Valley Path via Abergwili |
| C69 | Carmarthen | Aspirational | Pedestrian / Cycle | Road safety measures along Gyfre Gardens and 20 mph zone – improved provision for pedestrians and cyclists |
| C70 | Carmarthen | Aspirational | Pedestrian | Footway at the entrance to Wellfield road leading towards Merlins Hill |
| C75 | Carmarthen | Short Term | Pedestrian | Improvements to pedestrian permeability along section between Wellfield Road and Bryn Myrddin |
| C77 | Carmarthen | Short Term | Pedestrian | Remove steps restricting access and provide lighting. Provide crossings at each end of link |
| C78 | Carmarthen | Aspirational | Pedestrian | Penmorfa Lane - traffic order on Keep Clear Zig Zag markings – improved pedestrian safety. Create footway where missing |
| C79 | Carmarthen | Short Term | Pedestrian | Rhiw Babell - Widening of footway at 'Lockerly' |
| C82 | Carmarthen | Aspirational | Pedestrian | Heol Login to Heol Llangynnwr - Existing walking route currently across fields. Requires upgrading. |
| C83 | Carmarthen | Short Term | Shared Use | New cycleway/shared use path linking to new Police HQ |
| C85 | Carmarthen | Short Term | Pedestrian | Footway linking Springfield Road to Capel Evan Rd |
| C86 | Carmarthen | Short Term | Pedestrian | Footway linking Abbey Mead to Towy Valley Path |

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| 7.20 / C87 | Carmarthen | Aspirational | Pedestrian | Footway linking Abergwili Road to Pigyn Road |
| C88 | Carmarthen | Aspirational | Cycle | On road cycle improvements along Abergwili Road linking to Towy Valley Path |
| C89 | Carmarthen | Aspirational | Pedestrian | Footway linking Towy Valley path to Abergwili Road |
| C90 | Carmarthen | Aspirational | Pedestrian | Cillefwr footpath requires improvements |
| C91 | Carmarthen | Aspirational | Cycle | South Johnstown extension of cycleway the will connect with a new development. Tie into existing infrastructure by the leisure centre |
| CH1 | Cross Hands | Aspirational | Pedestrian | Footway alignment and widening works along Capel Seion Road and Heol Cwmbach |
| CH2 | Cross Hands | Short Term | Pedestrian | Heol Cwmawr existing footway - Requires upgrading. Provide pedestrian refuge or crossing near school. Restrict footway parking |
| CH3 | Cross Hands | Aspirational | Pedestrian | Plateau crossing to access school over Heol Blaenhirwaun |
| CH4 | Cross Hands | Aspirational | Cycle | Extended off road section of cycleway linking Cwm Mawr with Cross Hands |
| CH5 | Cross Hands | Aspirational | Pedestrian | Additional footway sections along Bethesda Road |
| 7.3 / CH6 | Cross Hands | Short Term | Pedestrian | ERM Route 7.3 - Footpath requires surface upgrade |
| CH7 | Cross Hands | Aspirational | Cycle | Tyisha Rd to Darren Las - Additional section of cycleway linking to the existing main cycle route |
| 5.2b / CH8 | Cross Hands | Medium Term | Cycle | ERM Route 5.2b - Heol Y Foel cycle route on road – need to improve provision and enforce on street parking. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| 5.2a / CH9 | Cross Hands | Medium Term | Cycle | ERM Route 5.2a- Cycle route on road – need to improve provision and enforce on street parking |
| CH10 | Cross Hands | Aspirational | Cycle | Mynydd Mawr Woodland Park link. Cycle link away from road |
| CH11 | Cross Hands | Medium Term | Cycle | Cycle link to existing cycle network and route. Repair surface defects and provide continuous route. Remove End of Route signage |
| 1.2 / CH12 | Cross Hands | Short Term | Cycle | ERM Route 1.2- Define access |
| CH13 | Cross Hands | Short Term | Shared Use | Spine Road shared use under construction |
| CH15 | Cross Hands | Aspirational | Pedestrian | Widening of existing footway on Carmarthen Road alongside Cross Hands Hotel |
| CH16 | Cross Hands | Aspirational | Cycle | Link to existing cycle infrastructure along Meadows Rd |
| CH17 | Cross Hands | Short Term | Cycle | Improvements required to existing cycle infrastructure. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| CH18 | Cross Hands | Short Term | Shared Use | Existing cycle route - needs upgrading to a continuous off road route |
| CH19 | Cross Hands | Aspirational | Pedestrian | Footway link along Black Lion Road |
| CH20 | Cross Hands | Aspirational | Pedestrian | Improved road safety outside school – 20mph zone |
| CH21 | Cross Hands | Medium Term | Shared Use | Cross Hands Economic Link Road |
| CH22 | Cross Hands | Aspirational | Pedestrian | Footway required along Llandeilo Road |
| CH23 | Cross Hands | Aspirational | Pedestrian | Footway widening Penygroes to Blaunau |
| CH24 | Cross Hands | Aspirational | Pedestrian / Cycle | Improved Road Safety outside school including vertical measures |
| CH25 | Cross Hands | Aspirational | Cycle | Long distance aspirational route joining Cross Hands with Ammanford via Blaenau/Llandybie |
| 7.16 / CH26 | Cross Hands | Short Term | Pedestrian | ERM - Upgrade on existing footpath – lighting |
| 7.17 / CH27 | Cross Hands | Medium Term | Pedestrian | ERM - Upgrade on existing footpath – lighting and resurfacing |
| CH32 | Cross Hands | Aspirational | Pedestrian | Signalise cross roads and improve pedestrian provision |
| 7.11 / CH33 | Cross Hands | Short Term | Pedestrian | ERM Route 7.11 - Upgrade on existing footpath – lighting |
| CH34 | Cross Hands | Aspirational | Pedestrian | Upgrade existing pedestrian right of way from Cwmfferws Road to Saron Road. Complete footway links. |
| CH35 | Cross Hands | Aspirational | Pedestrian | Footway from Access lane to Cruglas Farm to No. 56 Cwmfferws |
| CH36 | Cross Hands | Aspirational | Cycle | B4317 Aspirational long distance cycle route to Kidwelly |
| K1 | Kidwelly | Short Term | Pedestrian | Footway along Station Road. Needs upgrading |
| B / C / K2 | Kidwelly | Short Term | Cycle | ERM Routes B & C - on road needs improvement. Restrict parked vehicles |
| K3 | Kidwelly | Short Term | Shared Use | Provide cycle signage and lighting through park |
| K5 | Kidwelly | Short Term | Shared Use | Existing shared use facilities – requires resurfacing. |
| K6 | Kidwelly | Aspirational | Pedestrian | Aspirational footway provision from Awel y Mor to connect with existing |
| K7 | Kidwelly | Short Term | Pedestrian | Provide formal footway |
| K8 | Kidwelly | Aspirational | Pedestrian | Linking footway along sections of southern curtilage on Carmarthen Road |
| K9 | Kidwelly | Aspirational | Cycle | Aspirational long distance cycle route west from Kidwelly to Ferryside |
| K10 | Kidwelly | Aspirational | Cycle | Direct link from Millennium Coastal Path to Kidwelly Railway Station |
| K11 | Kidwelly | Aspirational | Cycle | Aspirational Route towards Carmarthen from Ferryside |
| K12 | Kidwelly | Aspirational | Cycle | link BP15 to Kidwelly along former Burry Port & Gwendraeth Valley Railway |
| K13 | Kidwelly | Aspirational | Cycle | Aspirational route along A484 to Carmarthen |
| K14 | Kidwelly | Aspirational | cycle | Cycle route along Ferry Road, Kidwelly |
| LL1 | Llandovery | Short Term | Pedestrian | Footway links around trip generators along New Road. Restrict footway parking. Details for this scheme to be confirmed subject to discussions with Welsh Government. |

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| LL5 | Llandovery | Aspirational | Shared Use | Aspirational off road cycle/shared use path. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| LL6 | Llandovery | Aspirational | Cycle | Aspirational route towards Llandeilo along A4069 / A40. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| L1 | Llanelli | Short Term | Pedestrian / Cycle | Upgrade path leading to Pwll School. Traffic calming to support 20mph zone. Improved crossings. Part of Safe Routes. |
| L2 | Llanelli | Short Term | Pedestrian | Footway improvements along Sandy Road linking to trip attractors as part of Safe Routes |
| L3 | Llanelli | Short Term | Pedestrian | Footway link along Denham Avenue to link with existing infrastructure. Upgrades as part of Safe Routes |
| L4 | Llanelli | Aspirational | Shared Use | Widen paths to allow shared use. |
| L5 | Llanelli | Aspirational | Pedestrian | New crossing with dropped kerbs |
| L6 | Llanelli | Aspirational | Pedestrian | Kerb buildouts on Queen Victoria Road to improve Crossing visibility |
| L7 | Llanelli | Aspirational | Pedestrian | Footway buildout on Old Castle Road |
| L8 | Llanelli | Aspirational | Pedestrian | Crossing Plateau on Waunlanurafon |
| L9 | Llanelli | Short Term | Shared Use | Route through People's Park. Upgraded Links to NCN / Millennium Coastal Path . |
| L10 | Llanelli | Short Term | Pedestrian | Improved pedestrian passage and safety over railway bridge at Old Road, Furnace, Llanelli. Upgrades as part of Safe Routes bid. |
| L11 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements - provide dedicated cycle route |
| L12 | Llanelli | Short Term | Shared Use | Church St Proposed shared use path |
| L16 | Llanelli | Medium Term | Shared Use | Station Road to Llanelli centre. Current on road cycle route and footway, proposed shared use path |
| L17 | Llanelli | Medium Term | Cycle | Pottery St - Cycling infrastructure improvements - provide dedicated cycle route |
| L18 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements - provide dedicated cycle route |
| L19 | Llanelli | Aspirational | Pedestrian | Create new path to link to school |
| L20 | Llanelli | Aspirational | Pedestrian | Provision of pedestrian tactile crossing facilities Dillwyn St |
| L21 | Llanelli | Medium Term | Shared Use | Llanelli Station links provision of shared use path |
| L22 | Llanelli | Medium Term | Shared Use | Proposed shared use path connecting Marine Street to Pen-y-Fan |
| L23 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements - provide dedicated cycle route Ty-lsaf to Parc Trostre |
| L24 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements linking to new school and Wellness Village |
| L25 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village |
| L26 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village |
| L27 | Llanelli | Short Term | Shared Use | Existing shared use path. Short term signage improvements |
| L28 | Llanelli | Aspirational | Cycle | Extend cycle route along B4304 - aspirational cycle route |
| L29 | Llanelli | Medium Term | Shared Use | Proposed shared use path Morfa to Parc Trostre |
| 42 / L30 | Llanelli | Medium Term | Cycle | ERM Pedestrian route 42 , INM cycling route including proposed crossing upgrade over existing bridge |
| L34 | Llanelli | Aspirational | Pedestrian | Footway creation around Parc Trostre linking to trip attractors |
| L35 | Llanelli | Aspirational | Pedestrian | Footway creation around Parc Trostre linking to trip attractors |
| L36 | Llanelli | Medium Term | Shared Use | Provide off road cycle route around Parc Trostre linking to trip attractors |
| L37 | Llanelli | Medium Term | Pedestrian | Footway improvements along private road to Tata Steel - Maes-ar-Ddafen Road |
| L38 | Llanelli | Aspirational | Shared Use | Proposed shared use path connecting trip attractors |
| L39 | Llanelli | Medium Term | Shared Use | Proposed shared use path A4138 |
| L43 | Llanelli | Short Term | Cycle | Cycling infrastructure improvements A484. Provide dedicated cycle facilities |
| L44 | Llanelli | Aspirational | Pedestrian / Cycle | Traffic calming measures on Walters Road, Marblehall Road and Penallt Road |
| 95 / L45 | Llanelli | Short Term | Shared Use | ERM Route 95 - Footpath upgrade required – maintain foliage |
| L46 | Llanelli | Medium Term | Shared Use | Swansea Rd proposed shared use path |
| 49 / L47 | Llanelli | Short Term | Shared Use | A484 to Swansea Rd - no existing cycling infrastructure, proposed shared use path |
| L48 | Llanelli | Medium Term | Shared Use | Corporation Avenue - no existing cycle infrastructure. Proposed shared use path |
| L49 | Llanelli | Medium Term | Cycle | Cycling infrastructure improvements - no existing infrastructure |
| L50 | Llanelli | Short Term | Shared Use | Afon Lledi Shared use path requires upgrade - signage |
| L54 | Llanelli | Medium Term | Shared Use | Heol Nant Y Felin on road cycling - Proposed shared use path |

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| L55 | Llanelli | Medium Term | Shared Use | Corporation Avenue to Heol Goffa Shared use path off road - upgrades required |
| L56 | Llanelli | Medium Term | Shared Use | Corporation Ave North - Proposed shared use path |
| L57 | Llanelli | Medium Term | Shared Use | Corporation Avenue to Gower View Proposed shared use path |
| L58 | Llanelli | Aspirational | Pedestrian | Footway provision between no. 204, 208 and 210 Felinfoel Rd |
| L59 | Llanelli | Aspirational | Pedestrian | Llon Y Dderwen Widen and realign road to accommodate footway. Narrow, steep gradient no footways |
| 66 / L60 | Llanelli | Short Term | Pedestrian | ERM Footpath Route 60 - upgrade required – maintain foliage |
| L61 | Llanelli | Aspirational | Pedestrian | Footway and minor road widening at Community Centre, Tanyrhodyn leading to Rhandirfelin |
| L62 | Llanelli | Short Term | Shared Use | Salem Rd / Glan Yr Afon proposed shared use path |
| 59 / L64 | Llanelli | Short Term | Pedestrian | ERM Footpath Route 59 upgrade required – maintain foliage |
| L65 | Llanelli | Medium Term | Shared Use | Provide continuous shared use path. Part off road part on road. Penygaer Rd to Brynsiriol |
| 55 / L66 | Llanelli | Short Term | Shared Use | ERM Route 55 Existing Pedestrian - Proposed shared use path - improve signage |
| L68 | Llanelli | Medium Term | Shared Use | Bryn Eli proposed shared use path - no existing cycle infrastructure |
| L70 | Llanelli | Short Term | Pedestrian | Bryngwyn Rd - Footway improvements linking to trip attractors. Restrict footway parking and relocate traffic signs from footway |
| L72 | Llanelli | Medium Term | Shared Use | Dafen Cricket Club - Proposed shared use path, no footpath currently |
| L73 | Llanelli | Medium Term | Shared Use | Prince Phillip Hospital to A4138 Proposed shared use path |
| L76 | Llanelli | Medium Term | Shared Use | Dafen Road to Prince Phillip hospital- no existing cycle infrastructure. Proposed shared use path. New build through field to connect to hospital. |
| L79 | Llanelli | Medium Term | Shared Use | Ynyswen to Afon Lliedi Proposed shared use path - away from road. |
| L81 | Llanelli | Aspirational | Pedestrian / Cycle | Heol Belli Glas / Pennant Cycling/pedestrian improvements and extend 20 mph zone to include key routes to school |
| L83 | Llanelli | Short Term | Shared Use | Proposed shared use path linking residential and employment sites - not yet built |
| L84 | Llangennech | Aspirational | Pedestrian | Footway and Road Safety Improvements North and south of the roundabout along Troserch Road |
| L85 | Llangennech | Aspirational | Cycle | Improved safety and speed measures along Maes y Dderwen Rd / Pontarddulais Rd plus additional cycle supporting measures. |
| L86 | Llangennech | Aspirational | Pedestrian | Provision of linking section footway across No. 3 Heol Y Mynydd |
| L87 | Llangennech | Aspirational | Pedestrian | Footway in vicinity of Ty Ddraig Gwyrdd and along Genwen Road |
| L88 | Llanelli | Aspirational | Pedestrian / Cycle | 20mph limit on Cwmfelin Road near junction with School. Improved links along Tanygraig Rd |
| L89 | Llanelli | Aspirational | Pedestrian | Improved footway and widening of footway where road narrows along Berwick Road |
| L90 | Llanelli | Medium Term | Cycle / Pedestrian | Crossing across B4297 |
| L91 | Llanelli | Aspirational | Pedestrian | Footway on Western side of B4297 in Bynea |
| C / L92 | Llanelli | Medium Term | Shared Use | ERM Route C outside of Gateway Holiday Park very poor surface needs upgrading |
| C / L93 | Llanelli | Medium Term | Shared Use | ERM along (NCN4) Machynys Peninsula very poor surface needs upgrading |
| L94 | Llanelli | Aspirational | Shared Use | Build a cycle/pedestrian lane, put in lights across the A484, this would link up the two cycle parts of Penyfan with the new route recently built on the A4138, whilst avoiding Trostre Roundabout completely. |
| L95 | Llanelli | Aspirational | Shared Use | Furnace School aspirational links to NCN |
| L96 | Llanelli | Short Term | Pedestrian | Footway creation to south of Furnace School |
| L97 | Llanelli | Short Term | Shared Use | Shared use path creation linking the community centre with the rugby club and NCN |
| L98 | Llanelli | Aspirational | Pedestrian | Footway improvements over Old Road bridge and link to NCN |
| L99 | Llanelli | Aspirational | Shared Use | New shared use link to North Dock as an alternative to link L4 |
| L100 | Llanelli | Aspirational | Pedestrian | Off road footpath improvements to link to Glascoed and School |
| L101 | Llanelli | Aspirational | Pedestrian | Aspirational shared use to connect to back of school |
| L102 | Llanelli | Short Term | Shared Use | Replacement of existing steps to link estate to Sandy Water Park |
| L103 | Llanelli | Short Term | Shared Use | Replacement of small bridge to complete route |
| H1 | Hendy | Aspirational | Pedestrian | Footway/Road Safety improvements along Heol Y Parc between Heol Llynbedw and Clos Y Wern. |
| H2 | Hendy | Aspirational | Pedestrian | Footway link improvements on Bronallt Road |
| H3 | Hendy | Aspirational | Pedestrian | Footway provision improvements along Carmarthen Road |
| H4 | Hendy | Aspirational | Pedestrian / Cycle | Improved cycle/pedestrian facilities along Iscoed Road especially outside the school including crossing facilities. |
| H6 | Hendy | Aspirational | Shared Use | Route connecting Hendy and Llangennech |
| SC1 | St Clears | Aspirational | Pedestrian | Provide footway along Bethlehem Road |
| SC2 | St Clears | Short Term | Cycle | Existing Cycleway. Better visibility leading up to path under the underpass and surface of path into St Clears Car Park. Better surface on path between St Clears and Church leading down to the river. Details for this scheme to be confirmed subject to discussions with Welsh Government. |

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| SC3 | St Clears | Medium Term | Pedestrian | Pedestrian footway improvements along Station Road |
| SC4 | St Clears | Short Term | Cycle | A40 - Existing cycleway. Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| SC5 | St Clears | Aspirational | Cycle | Aspirational cycleway to link to SC4 and East to Carmarthen Details for this scheme to be confirmed subject to discussions with Welsh Government. |
| SC6 | St Clears | Aspirational | Cycle | Aspirational cycleway to link to SC4 and East to Carmarthen |
| SC7 | St Clears | Aspirational | Cycle | Aspirational cycleway to link to SC4 and East to Carmarthen |
| SC8 | St Clears | Aspirational | Shared Use | Footpath/Cycle route from St Clears Boat Club through to existing cycle route alongside river |
| SC9 | St Clears | Aspirational | Shared Use | Aspirational shared use path connecting Pwll Trap to St Clears |
| SC10 | St Clears | Aspirational | Shared Use | Aspirational shared use path along Tenby Rd |

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Appended Report

Tests of Soundness

In assessing the issue of soundness, the appointed Planning Inspector will have due regard to the evidence accompanying the Plan and the representations submitted at the Deposit stage.

The Local Planning Authority must comply with the preparation requirements, and ensure that the Plan meets the 3 tests of soundness. Each test has a series of questions which assist in indicating the matters that may be relevant under each test. The lists are neither exhaustive nor necessarily apply in every case.

Preparation Requirements:

• Has preparation complied with legal and regulatory procedural requirements? (LDP Regulations, Community Involvement Scheme (CIS), Strategic Environmental Assessment (SEA) Regulations, Sustainability Appraisal (SA), Habitats Regulation Assessments (HRA) etc?)¹

Soundness Tests:

Test 1: Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?)

Questions

- Does it have regard to national policy and Wales Spatial Plan (WSP)
- Does it have regard to Well-being Goals²
- Does it have regard the Welsh National Marine Plan
- Is it consistent with regional plans, strategies and utility programmes?
- Is it compatible with the plans of neighbouring authorities?
- Does it reflect the Single Integrated Plan (SIP) or the National Park Management Plan (NPMP)?

Test 2: Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?)

Questions

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind plan policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver (i.e. is it likely to be effective?)

Questions

¹ PINS examination guidance is available from the PINS website

<http://gov.wales/docs/desh/publications/170503ldp-procedure-guidance-en.pdf>

² As set out within the Well-being of Future Generations (Wales) Act 2015.

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?

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APPENDIX 1 - THE SUPPLEMENTARY PLANNING GUIDANCE AREA

APPENDIX 2 – MYNYDD MAWR SPECIAL AREA OF CONSERVATION LOCATION PLAN **tbc**

APPENDIX 3 – USEFUL CONTACTS **tbc**

1.0 INTRODUCTION

Purpose of Guidance

- 1.1 This Supplementary Planning Guidance (SPG) is an elaboration and consolidation of the policies and provisions of the Revised Carmarthenshire Local Development Plan (rLDP) Deposit Draft (December 2019) +, most notably policy (this will be the new Mynydd Mawr policy).
- 1.2 This SPG provides specific guidance in relation to the consideration of development proposals impacting upon the Caeau Mynydd Mawr Special Area of Conservation (SAC). In noting its environmental credentials, this SPG is intended to assist in facilitating the delivery of the rLDP up to 2033 – most notably within the Cross Hands Principal Centre and surrounding areas as part of a place making approach.
- 1.3 The compiling (and future adoption) of this SPG is a recognition by the Council of the outcomes of the Plan level Habitats Regulations Assessment (HRA) undertaken on the rLDP. It also reflects a range of legislation and guidance, notably the Conservation of Habitats and Species Regulations 2017, the Well-being of Future Generations Act 2015 and the Environment Act 2016. This SPG replaces a previous iteration of the SPG which supported the previous Carmarthenshire LDP (2006-2021). The previous SPG, and its supporting evidence, has been fully revised in this regard.
- 1.4 Should a developer be unable to provide the required mitigation to satisfy the HRA as part of the seeking of a planning permission within the SPG area, then this SPG provides a mechanism for the developer to provide a contribution to the Council's Caeau Mynydd Mawr project instead. The project will then deliver the mitigation on the developer's behalf. The Caeau Mynydd Mawr project will mitigate for any loss of habitat and reduction in the permeability / connectivity of the landscape within the SPG area by delivering an integrated habitat management plan, in accordance with the conservation objectives of the SAC.
- 1.5 The compiling (and future adoption) of this SPG indicates that any Tests of Likely Significant Effect (TLSE) conducted by the Council for developments within the SPG area should generally be able to conclude that there will be no likely significant effect (alone and in combination) on the features (and their conservation objectives) for which the Caeau Mynydd Mawr SAC has been designated. This should generally enable planning permission to be granted in a timely manner, subject to the proposal meeting the policies and provisions of the rLDP as a whole.
- 1.6 This SPG reflects the conservation objectives of the SAC and the marsh fritillary butterfly metapopulation. It is supported and informed by the following 3 papers (available upon request) which fully evidence the following key facets:
- the delineation of the SPG Area;
 - the calculation of the contribution sum to be levied; and
 - the habitat management specifications and quantification of success.
- 1.7 It is intended that the potential impact of losing connectivity between supporting habitat within the SPG area as a result of development will be addressed by securing appropriate management of other areas suitable for the marsh fritillary within the SPG area. The project also seeks to provide links (such as areas of open grassland of suitable size) between other areas of supporting habitat within the SPG area.

- 1.8** The habitat management / mitigation will be undertaken by the Council's Caeau Mynydd Mawr project. This project will secure the ongoing and future management of habitat within the SPG area and will be funded by the developer contributions secured through planning obligations as part of the granting of planning permission within the SPG area. A contribution will be required from the developer which has been calculated to be sufficient to fund the management of twice that area lost to development for the perpetuity period (i.e. 20 years).
- 1.9** This SPG establishes a transparent and consistent approach to securing contributions that will resource the Caeau Mynydd Mawr project. It also makes applicants aware, at an early stage of the development process, of the Council's expectations in respect of the level of contributions required and where the SPG area is located.
- 1.10** The rLDP does not repeat national policy statements. The Council will therefore utilise national policy to assist in determining development proposals that have potential to impact on international and nationally designated sites. Such policies also underpin the implementation of this SPG. Reference can however be made to rLDP policy SP 13 – most notably in terms of the cross reference to Planning Policy Wales Technical Advice Note 5.
- 1.11** This SPG is a material consideration in the determination of planning applications and appeals located within the SPG area.
- 1.12** The preparation of this SPG will be subject to a **** week public consultation exercise alongside the draft deposit rLDP with comments** invited on its content. The consultation has been conducted in a manner consistent with that set out within the Delivery Agreement for the rLDP. It is intended to be adopted concurrently with the rLDP. It should be noted that the Plan should be read in its entirety in formulating any proposals.

2.0 LEGISLATIVE AND POLICY CONTEXT

National Policy Context

Planning Policy Wales (Edition 10, December 2018)

- 2.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government and is supplemented by a number of documents, including Technical Advice Notes (TANs). Paragraph 2.17 of PPW states that “in responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver developments that address the national sustainable placemaking outcomes”. Reference should be made to ‘The Distinctive and Natural Places theme’, with paragraph 6.4.9 setting out the broad framework for implementing the Section 6 Duty under the Environment Act of 2016 and building resilience through the planning system.
- 2.2 Paragraph 6.4.14 of PPW states that “International and national responsibilities and obligations for conservation should be fully met, and, consistent with the objectives of the designation, statutorily designated sites protected from damage and deterioration, with their important features conserved and enhanced by appropriate management”. Reference should also be made to Paragraph 6.4.18 of PPW, notably “...development can normally only be authorised or the plan adopted, if the planning authority ascertains that it will not adversely affect the integrity of the site, if necessary taking into account any additional measures planning conditions or obligations”

Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009):

- 2.3 TAN 5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It provides an overview of all relevant legislation within the field and “demonstrates how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it” (para 1.6.1).
- para 2.4 states that local planning authorities should.. “adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation...”
 - para 3.2.6 states that “Local development plans should include policies in respect of the conservation of the natural beauty and amenity of the land; such policies should encourage the management of features of the landscape which are of major importance for wild flora and fauna. Suitable planning conditions and obligations may serve to promote such management.”
 - para 3.4.2 states that “Local planning authorities may adopt SPG to provide more detailed, locally relevant guidance for:
 - achieving more sustainable solutions to development problems and opportunities that respect natural processes and ecological systems...
 - developers to avoid adverse effects on nature conservation, minimise unavoidable effects by mitigation measures and compensate for residual effects on nature conservation, and providing new benefits for

conservation, using examples of different types of development and different conservation scenarios and initiatives...

-the creation of new wildlife habitats and the enhancement of nature conservation interests..”

- para 4.1.1 states that “The development control process is a critical stage in delivering the protection and enhancement of nature conservation required by PPW. The following can help to achieve these objectives...securing necessary measures to protect, enhance, mitigate and compensate through planning conditions and obligations”

2.4 Section 4.7 confirms that planning obligations can also be an effective way of avoiding potential adverse effects on nature conservation enabling a permission to be granted. It states that if there is a choice between imposing conditions and entering into a planning obligation, the imposition of a condition is preferable, however in many circumstances, for nature conservation matters, obligations provide a more flexible, but equally reliable and enforceable, means of controlling development. It adds that obligations are “particularly useful for delivering the measures in a proposed development to avoid, mitigate or compensate for potential harm to nature conservation and to ensure proposed natural heritage benefits are delivered in a timely and appropriate way, where these have been material considerations in the planning decision.”

2.5 Para 4.7.1 states that obligations may be appropriate for providing:

- for the management of land and conservation of natural heritage features associated with development including any compensatory areas;
- monitoring systems and the means of reporting, reviewing and adjusting, monitoring and mitigation and compensation measures;
- new habitats or enhancing existing habitats, on or off-site;
- information and interpretation, for example, about the geological interest of a site or feature;
- improved access for all to sites or features of nature conservation interest;
- new nature reserves or the funding of nature reserve management or provision;
- warden or ranger services to help manage recreational or other pressures on land on or off-site;
- measures to avoid harm to protected species in buildings or elsewhere;
- other appropriate financial contributions to nature conservation.

2.6 TAN 5 confirms that “whilst the above is not an exhaustive list but illustrates the scope of use of planning obligations. Local planning authorities and developers are encouraged to use obligations in a positive and innovative way....”

Developer contributions / obligations

2.7 Paragraph 10.3.1 of The Development Management Manual (Revision 2 Welsh Government, May 2017 – the DMM 2017) outlines that developers may be asked to provide contributions in several ways. This may be through the Community Infrastructure Levy (CIL) or planning obligations in the form of an agreement under Section 106 of the Town and Country Planning Act 1990 - as amended by Section 12 of the Planning and Compensation Act (1991).

- 2.8** It should be noted that at the time of writing there is no CIL in Carmarthenshire. Planning obligations secured by way of a Section 106 agreement or Unilateral Undertaking (also called a Unilateral Obligation), are binding on the land and are therefore enforceable against all successors in title.
- 2.9** Paragraph 10.3.7 of DMM2017 clarifies that obligations created under section 106 of the 1990 Act can:
- restrict the development or use of the land in any specified way
 - require specified operations or activities to be carried out in, on, under or over the land
 - require the land to be used in any specified way
 - require a sum or sums to be paid to the authority on a specified date or dates or periodically
- 2.10** Paragraph 10.3.8 of DMM2017 clarifies that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The Council accepts that conditions are unlikely to suffice in relation to Mynydd Mawr given that matters are being considered at a landscape / metatpopulation scale with the provisions of the Habitat Regulations (including 'in combination' matters) being paramount. It is noted in this regard that there is an emphasis on addressing off-site / connectivity issues at a landscape scale. However, it is accepted that conditions may prove useful for any 'on site' conservation/mitigation measures, with their use a matter for consideration on a site by site basis – reference is made to para 5.5 of this SPG.
- 2.11** The legal tests for planning obligations are set out in the Community Infrastructure Levy Regulations 2010 (as amended) (set out below). In adopting this SPG, the Council is satisfied that this SPG meets these tests in identifying a Plan level policy intervention for implementation within the rLDP period:
- necessary to make the development acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development
- 2.12** Procedural guidance on how planning obligations should be properly negotiated and used by Planning Authorities is provided by Planning Obligations Welsh Office Circular 13/97 (8th July 1997). It is stated that planning obligations should be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development, and; reasonable in all other respects.
- 2.13.** Annex B of Circular 13/97 provides further guidance on how these tests should be met. Paragraph B2 of Annex B states that planning obligations 'should only be sought where they are necessary to make a proposal acceptable in land-use planning terms' and that 'Planning obligations may relate to matters other than those covered by a planning permission, provided there is a direct relationship between the planning obligation and the planning permission... but they should not be sought where this connection does not exist or is too remote..'

- 2.14 Paragraph B9 of Annex B to the Circular provides some illustrations of what might be 'reasonable' in the terms of the policy test. It requires that what is sought or offered must be: Necessary from a practical point of view to enable the development to go ahead and Necessary from a planning point of view and is so directly related to the proposed development and to the use of the land after its completion that the development ought not to be permitted without it.
- 2.15 All contributions levied within the SPG area will be utilised towards funding the implementation of specific habitat management initiatives within that same SPG area. This area has been robustly defined. This satisfies the requirements of the circular in relation to the tests for the use of planning obligations with a clear link made in spatial terms. This SPG also adheres to paragraph B9 of Annex B in that it provides the framework for contributions to address the below tests:
- Necessary from a practical point of view: There are barriers to giving permission for schemes that comply with the development plan because a precautionary principle approach may be unable to conclude that there are no potential 'in combination effects' on the SAC on a landscape scale;
 - Necessary from a planning point of view: A long term and suitably resourced strategy is required to increase managed land so as to accord with the conservation objectives of the SAC. The Plan level HRA undertaken on the rLDP states that the adoption of this SPG is required.
- 2.16 Reference should be made to the **rLDP Planning Obligations Policy and SPG?**, together with Appendix 3 (useful contacts) for further information on the use of developer contributions in Carmarthenshire and the implementation of this SPG.

Local Policy Context

Revised Carmarthenshire Local Development Plan 2018-2033

- 2.17 The rLDP **will become** the statutory development plan for the County. Its spatial strategy is underpinned by the identification of three Principal Centres along with a range of settlements arranged within 6 clusters. The Plan is informed, and supported by extensive input from plan level Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA-SEA).
- 2.18 Ammanford/Cross Hands is identified as a Principal Centre in the rLDP. The area is well served by those facilities which are vital to supporting the principles of sustainability and are capable of accommodating a proportionally high level of growth. It represents a large and established urban area located on sustainable transport routes.
- 2.19 The Plan Level HRA on the rLDP recommended that a mitigation strategy is required to ameliorate the loss of habitat in relation to the SAC marsh fritillary metapopulation.
- 2.20 **Policy ++ (Planning Obligations) (supported by SPG?)** provides the overarching context for the negotiation of developer contributions in Carmarthenshire and is set out below. Reference should also be made to its supporting text in terms of any prioritisation of obligations, notably in terms of the provisions of rLDP Policy **(the mynydd mawr policy)** and this SPG – in recognition of the Habitats Directive. Constructive negotiation in terms of developer contributions needs to be undertaken by all parties. Such negotiations should be informed by the provisions of this SPG which seeks to provide certainty and transparency to all parties.

‘Planning Obligations policy goes in here (see written statement)

- 2.21** The rLDP does not repeat national policy statements, albeit policy SP 13 does cross reference to Planning Policy Wales Technical Advice Note (TAN) 5. The Council will therefore utilise national policy to assist in determining development proposals that have potential to impact on international and nationally designated sites (notably Technical Advice Note 5 – see para 2.3 of this SPG). Such policies also underpin the implementation of this SPG. Policy ++ below provides sets the provisions for consideration of such matters in relation to Caeau Mynydd Mawr SPG Area.

‘++Development within the Caeau Mynydd Mawr SPG Area policy goes in here (see the written statement)

SText of Mynydd Mawr Policy

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- 2.22** Regard is also afforded to the following relevant rLDP policies:

- SP13 NAME TBC;
- EQ NAME TBC local bio policy – same as last LDP;
- EQ NAME TBC local bio policy – same as last LDP.

3.0 THE CAEAU MYNYDD MAWR SPECIAL AREA OF CONSERVATION

3.1 The Caeau Mynydd Mawr Special Area of Conservation (SAC) has been designated as it contains habitats and species that are rare or threatened within a European context namely:

- Marsh Fritillary butterfly, for which this is considered to be one of the best areas in the United Kingdom;
- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils for which the area is considered to support a significant presence.

3.2 The SAC lies at the centre of a wider area that sustains one of Wales' most important marsh fritillary populations. The butterfly functions in a meta-population – a group of local (smaller) populations connected by migrating individuals. The marsh fritillary requires large areas of continuous or closely connected marshy grassland in order to survive in the long term. The food plant on which the eggs are laid, and on which larvae feed is devil's bit scabious (*Succisa pratensis*), these plants need to be abundant throughout the habitat in order to support the butterfly. The marshy grassland that supports the butterfly and its food plant will also include species such as purple moor grass, sweet vernal grass, greater bird's foot trefoil, whorled caraway, sneezewort, ragged robin and wild angelica.

3.3 While the marsh fritillary population in and around the Caeau Mynydd Mawr SAC is one of the most important in the United Kingdom it is threatened by loss of habitat as a result of development, and also by the deterioration in the condition of its habitat due to inappropriate management. Over-grazing results in the loss of the food plant, and under grazing in scrub encroachment which similarly results in a loss of the food plant.

3.4 In terms of the conservation objectives for the SAC, it should be noted that the long term security and resilience of the population is dependent on the maintenance of an extensive and well connected network of suitable habitat (not all of which will be occupied by Marsh Fritillaries at any one time) both within and outside of the protected site boundary. This forms the wider 'Core Landscape' for the meta-population. At Caeau Mynydd Mawr, this core landscape has been mapped and contains 249 ha of Available habitat or land with potential to support Marsh Fritillary. Research (Bulman. 2007) suggests that to be viable in the long term a Marsh Fritillary metapopulation requires at least 100 ha of Available habitat, with adequate connectivity linked to the core SAC units. Future resilience against further urbanisation, climate change and to allow movement within a dynamic landscape will depend on retaining as much Available habitat as possible within the core landscape. Caeau Mynydd Mawr SAC will contribute a minimum of 17.5 ha of Available habitat, including at least 6 ha of Good Condition habitat to this meta-population.

3.5 The site location plan of the SAC is set out in Appendix 2.

4.0 BACKGROUND, THE PROJECT AND DEFINING THE SUPPLEMENTARY PLANNING GUIDANCE AREA

Place making

- 4.1** Cross Hands and a number of the surrounding settlements form part of the Ammanford/Cross Hands Growth Principal Centre as defined within the rLDP. Its identification forms an important element of the plan's spatial strategy, providing a focus for the provision of growth. The Cross Hands area also sustains one of Wales' most important populations of the marsh fritillary butterfly a species that requires large areas of continuous or closely connected habitat to survive in the long term. Caeau Mynydd Mawr Special Area of Conservation (SAC) lies at the centre of this area and the marsh fritillary is a feature of this SAC. The rLDP and this SPG seek to balance these potentially conflicting demands as part of a place making approach.
- 4.2** As part of the statutory responsibility of the Council, under the Conservation of Habitats and Species Regulations 2017 as the relevant "competent authority", development proposals shown (at the detailed assessment stage) to have an adverse significant affect upon the qualifying interest (or features), conservation objectives and integrity (in relation to the site's ability to support its objectives) of the SAC – alone or in combination with other plans or projects – which do not provide for, or are unable to achieve an acceptable standard of mitigation should not be permitted.
- 4.3** This SPG provides a framework for the delivery of development within (and surrounding) the Ammanford / Cross Hands principal centre. It also provides a mechanism for the resourcing of an integrated management project which will be delivered by the Caeau Mynydd Mawr Project Team. This SPG satisfies the tests set by the CIL Regulations, accords with the guidance of WG circular 13/97 and also implements the recommendations of the HRA undertaken on the rLDP.

Previous iterations of this SPG and developments

- 4.4** Previous iterations of this SPG have been adopted by the Council in support of the former Carmarthenshire Unitary Development Plan in February 2014 and the former Carmarthenshire Local Development Plan in December 2014.
- 4.5** These previous iterations have assisted in bringing forward some notable developments across the Cross Hands area in recent years. These include Cross Hands West, Cross Hands Strategic Employment Site and the Cross Hands Economic Relief Road.

The Caeau Mynydd Mawr project

- 4.6** A habitat management specification and quantifying success report has been prepared in support of this SPG. This report provides full information on the following:
- The aims of the Caeau Mynydd Mawr SAC project;
 - How land is acquired by the project and its long term management;
 - Defines the baseline condition survey of habitat used to identify suitable sites;
 - Specifies the habitat management options; and
 - Sets out monitoring methods.

- 4.7 The Council has detailed information on the costs of running the project since its inception back in 2014. This information has been pivotal in identifying the contribution sums to be levied from developers. Reference should be made to Section 5 of this SPG and the Mitigation Payment Calculation Paper.

The Supplementary Planning Guidance Area

- 4.8 The SPG area denotes the area from which contributions will be secured and where the project team will commit these contributions. The delineation of the SPG area has been informed by robust evidence. The SPG area identified on the rLDP proposals map and is set out in Appendix 1 of this SPG.
- 4.9 The Defining the SPG Area report explains how the SPG area has been delineated.
- 4.10 The SPG area encompasses approximately **TBC** ha of land. This is an increase of ha from that which was set out in the previous iteration of the SPG that underpinned the previous LDP (2006-2021). **TBC**
- 4.11 Developers should note that their contributions are likely to be committed on delivering off site rather than on site management options/mitigation. This off site contribution will however be committed within the area identified in this SPG. Developers can be certain that their contributions will all go towards funding the Caeau Mynydd Mawr Project and deliver the required HRA mitigation on their behalf.
- 4.12 Adequate long term resourcing of the Caeau Mynydd Mawr project is critical. This reflects the fact that mitigation needs to be in place before development commences and because there will be ongoing revenue costs associated with the project's delivery. Such considerations have informed the levy calculation – see section 5 of this SPG and supporting paper.
- 4.13 Whilst the project needs to be suitably resourced, it is accepted that in some instances (e.g. larger developments) developers are unlikely to be able to provide the total sums of agreed contributions to the Council upon commencement. Financial modelling by virtue of a cash flow analysis will form an important part of the Council's management of the SPG. Such as cash flow / budget analysis, and the project's monitoring framework, can inform any negotiations with regards to phasing of contributions. Reference should be made to para 5.4 of this SPG.

5.0 CONTRIBUTION SUMS - INCLUDING FLOWCHART

- 5.1 This section provides guidance on the amount of contributions that will be sought by the Council. It also confirms the various classifications of development that are privy to the provisions of the SPG levy.
- 5.2 The justification for the sums to be levied is set out within the Mitigation Payment Calculation Paper which is available upon request.
- 5.3 The flowchart (Figure 1) overleaf confirms the amount of developer contributions that the Council will seek to secure. The flowchart also confirms the specific classifications of development that will be subject to the provisions of the levy.
- 5.4 Where established through negotiation and the production of evidence to the satisfaction of the Council, consideration will be given to the phasing of contributions. Such phasing (including timing of contributions) will be set out within the legal agreements and will be negotiated by the Council on a case by case basis.
- 5.5 Suitable evidence in terms of 'in kind' contributions (eg land/retention of connectivity corridors) will also need to be confirmed to the satisfaction of the Council if these are to be used to offset/part offset the financial sums owed. The flowchart does allow for offsetting (or part offsetting) of contributions in lieu of mitigation (which could be conditioned).
- 5.6 The below classifications of development are subject to the provisions of the levy set out in future 1 overleaf and are thus 'chargeable':-
- Housing
 - Commercial/ Retail
 - Employment
 - Education/Community
 - Transport/highways infrastructure

The above list is not exhaustive and does not preclude the Council seeking contributions from other development proposals within the SPG area

- 5.7 The provisions of this SPG does not preclude the Council from undertaking Tests of Likely Significant Effects or Appropriate Assessment with regards to planning applications within the SPG area as and where it considers them appropriate.
- 5.8 The SPG contribution (which is likely to be set out in a legal agreement) will not include any legal fees owed to the Council or incurred by the applicant. In terms of what to submit and when, it is advisable that applicants liaise with the Council in advance of submitting a planning application. In order to validate the application and inform a legal agreement, the Council will require the necessary legal documentation to be made available at submission. A range of useful contacts is set out in Appendix 3 – including the Council's Legal Department. Template agreements are available for small-scale proposals. **Reference should also be made to the rLDP Planning Obligations policy and SPG.**

Figure 1 – Flowchart

1 Is the development proposal situated within the revised SPG area? Y/N

If N then the development is not subject to the provisions of this revised SPG. If Y then please proceed to stage 2 below.

2 Does the development fall into any of the below classifications? Y/N.

If N then the development is not subject to the provisions of this revised SPG. If Y then the development is chargeable at the stated rate.

- **Housing:** £1,531 per dwelling.
- **Commercial/Retail:** Site area pro rata with equivalent of 30 dwellings per hectare
- **Employment:** Site area pro rata with equivalent of 30 dwellings per hectare
- **Education/Community:** Site area pro rata with equivalent of 30 dwellings per hectare.
- **Transport/highways infrastructure:** Site area pro rata with equivalent of 30 dwellings per hectare.

The above list is not exhaustive and does not preclude the Council seeking contributions from other development proposals within the revised SPG area

3 In the instance of housing development, calculate a residual figure for the number of 'chargeable' dwellings proposed as agreed with the Council.

4. In the instance of 'other' development, calculate a residual figure for the amount of 'chargeable' land take/site area proposed as agreed with the Council.

5. In the instance where an in kind/site specific mitigation scheme has been agreed with the Council, quantify (in monetary terms) the amount of financial contribution that will be offset from that owing to the Council as a result. **Subtract this sum to form a residual overall chargeable total at this point*.*

6 What is the total amount of 'chargeable' development?

- Housing (number of chargeable units x £1,531) = £
- Other (chargeable site area pro rata where 1ha is £45,930) = £

7. Total financial contribution required (i.e. the sum owed to the Council and to be included within the legal agreement). £

The contribution sum identified in 7 above does not include any legal fees owed to the Council or incurred by the applicant

6.0 MONITORING AND MANAGEMENT

Measuring success

- 6.1** The Council gives a commitment to monitor, both in terms of the project and the planning policy aspects. In legislative terms, there will be a need to ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) as well as the tests for the use of planning obligations – notably the CIL tests.
- 6.2** In terms of monitoring the success of the Caeau Mynydd Mawr project, reference should be made to the Habitat management specification and quantifying success Paper which is available upon request. The report refers to a Steering Group which will receive updates on the project. The project team will also undertake a continual review of the key supporting facets to this SPG, most notably delineation of the SPG area and the calculation sum. A full review of these will be undertaken no later than 4 years after the adoption of the rLDP and this SPG. This will coincide with the rLDP review (see para 6.4 below).
- 6.3** The day to day running of the project is undertaken by a dedicated project officer whose salary is funded by the developer contributions secured. The Council commits to monitor and account for the receipt and allocation of developer contributions into dedicated financial ledgers.
- 6.4** In terms of monitoring the rLDP and this SPG in planning policy terms, the rLDP monitoring framework contains a specific monitoring indicator. There is a requirement with the rLDP to produce an Annual Monitoring Report (AMR), whilst a review is required to be undertaken every 4 years.
- 6.5** The Council acknowledges the importance of developing partnerships, whilst it is also considered that the project presents opportunities in terms of education and awareness raising of nature conservation issues. It is also considered that the project has the potential to continue to act as a pilot for habitat management techniques and best practice. Notwithstanding these wider benefits, the focus of the contributions raised through development must be on delivering the required mitigation on behalf of developers with a view to satisfying the requirements of the HRA.

Further information

- 6.6** For further information please contact the Forward Planning Section, Planning Division, Carmarthenshire County Council, 7/8 Spilman Street, Carmarthen, SA31 1JY. forward.planning@carmarthenshire.gov.uk. 01267 228818.
- 6.7** Reference should also be made to Appendix 3 – useful contacts.

Revised Carmarthenshire LDP

Caeau Mynydd Mawr Draft Supplementary Planning Guidance (SPG)

Compiled by on 5 September 2019

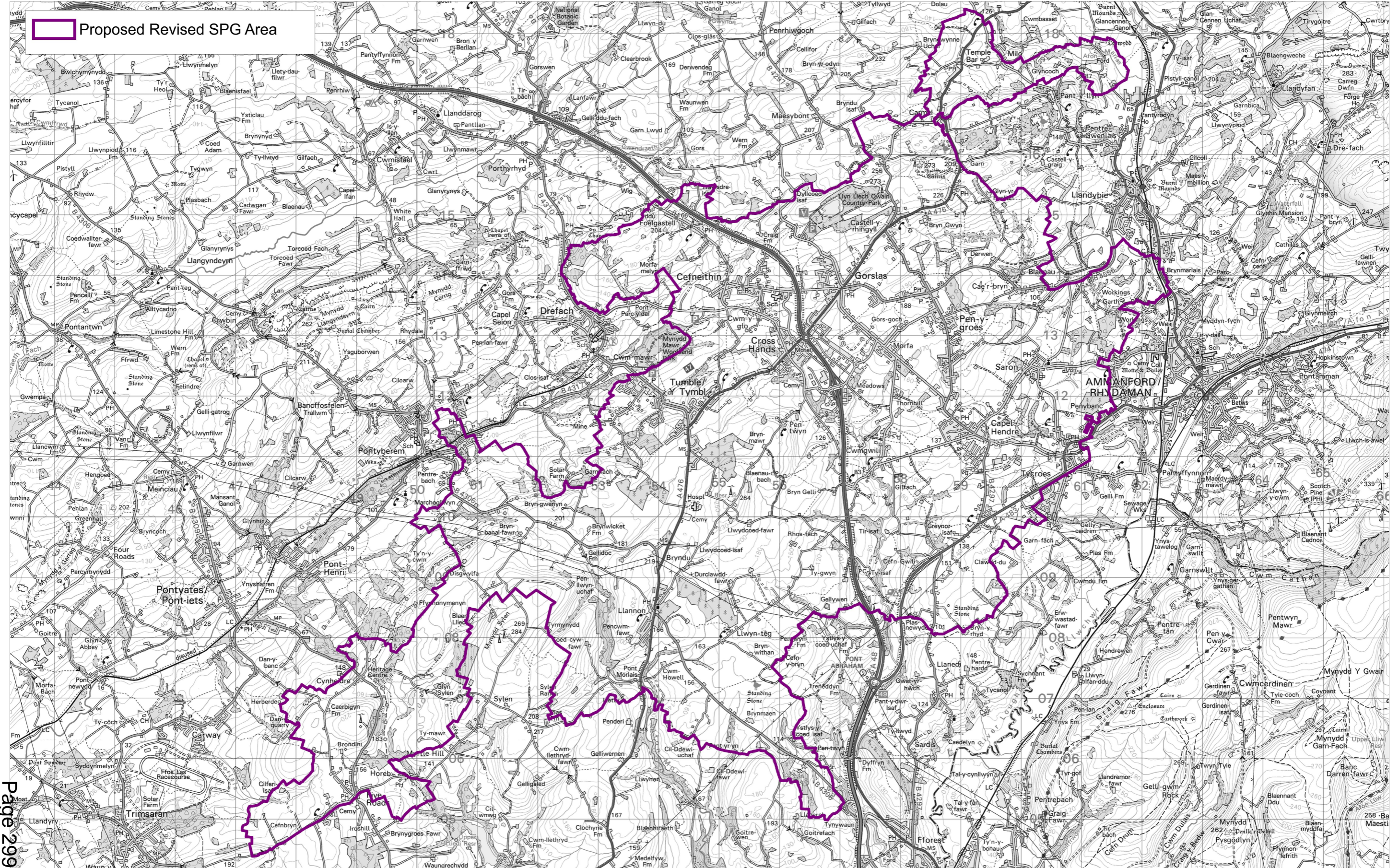
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1.0 INTRODUCTION

Purpose of Guidance

- 1.1 This Supplementary Planning Guidance (SPG) is an elaboration and consolidation of the policies and provisions of the Revised Carmarthenshire Local Development Plan (rLDP) 2018-2033 - Deposit Draft (December 2019) +, **most notably policies (these will be the infrastructure and water quality polices)**. Reference should be made to paragraph 3.20 where these policies are cited.
- 1.2 Whilst the rLDP does not repeat national policy statements, reference can also be made to rLDP policy SP 13, most notably in terms of the reference to Planning Policy Wales Technical Advice Note (TAN) 5. It is noted that reference is made to TAN 15 within rLDP policy SP15.
- 1.3 This SPG provides specific guidance in relation to the consideration of relevant development proposals located within the Llanelli Waste Water Treatment Works (WWTW) catchment area. Whilst Llanelli (Principal Centre) and Burry Port (Service Centre) are identified as a focus for growth in the rLDP, they are also subject to high level environmental considerations, not least the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This SPG seeks to balance these considerations with a view to facilitating the delivery of growth within the rLDP up to 2033.
- 1.4 Whilst Dwr Cymru Welsh Water have confirmed there is capacity to accommodate the rLDP growth within the Llanelli WWTW catchment, they have concerns that the connection of foul flows generated by new development introduces the risk of deterioration in the water quality of the CBEEMS. This is because the majority of the sewer system in this area is combined (surface and foul flows). Introducing additional foul flow can lead to overloading to the WWTW, as well as an increasing the frequency of discharges from storm sewerage overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues. DCWW are therefore requesting that a scheme of compensatory surface water be taken forward.
- 1.5 This SPG provides a mechanism to address the concerns outlined in 1.3 above by allowing additional foul flows to be connected subject to relevant developments taking out surface water from the combined sewer as part of a compensatory / betterment measure. In this regard, it builds upon the provisions of the established Burry Inlet Memorandum of Understanding (MoU).
- 1.6 Those development proposals of relevance to this SPG will be those located within the Llanelli WWTW area and defined as 'major development' within Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO).
- 1.7 The adoption of this SPG is also a recognition by the Council of the outcomes of the Plan level Habitats Regulations Assessment (HRA) undertaken on the rLDP. It also reflects a range of legislation and guidance, notably the Conservation of Habitats and Species Regulations 2017, the Well-being of Future Generations Act 2015 and the Environment Act 2016.

- 1.8 This SPG establishes a transparent and consistent approach that supports the delivery of new development across the Llanelli WWTW area without increasing the pollution, including nutrients, within the estuary and thus preventing the deterioration of the environmental quality of the CBEEMS. The wider context is one of partnership and collaboration with the former MoU replaced by a high level statement of common ground between Natural Resources Wales, Dwr Cymru Welsh Water, City and County of Swansea and Carmarthenshire County Council.
- 1.9 This SPG will be a material consideration in the determination of planning applications and appeals located within the Llanelli WWTW area.
- 1.10 The preparation of this SPG will be subject to a ******-week public consultation exercise alongside the draft deposit rLDP with comments invited on its content. The consultation has been conducted in a manner consistent with that set out within the Delivery Agreement for the rLDP. It is intended to be adopted concurrently with the rLDP. It should be noted that the Plan should be read in its entirety in formulating any proposals.

2.0 LEGISLATIVE AND POLICY CONTEXT

2.1 There are a range of legislative and policy drivers that are of relevance to the Burry Inlet area within the context of balancing developmental and environmental interests.

Legislative Context

2.2 **Water Framework Directive (WFD):** The Burry Inlet and Loughor Estuary form part of the WFD Carmarthen Bay and Gower Management Catchment. The catchment is divided into Burry Inlet Inner, which is a transitional waterbody, Burry Inlet Outer and Carmarthen Bay (sub-divided into 'North' and 'South'), both of which are coastal waterbodies. All three are required to meet Good ecological status under the UK's Water Environment (Water Framework Directive) (England and Wales) Regulations 2003 referred to in this agreement as the WFD.

2.3 In the 2015 Cycle 2 WFD classification, both the Burry Inlet Inner and Burry Inlet Outer water bodies achieved Poor status. Carmarthen Bay status was classed as moderate. As the waterbodies are not meeting the required WFD ecological status today (and even the existing status could deteriorate) when the additional nutrients resulting from sewage produced from an increased population (even though the WWTWs remain within the permit limits) are treated and discharged to the estuary, additional mitigation measures may be necessary to safeguard water quality.

2.4 **Habitats Directive** - The Burry Inlet and Loughor Estuary also form part of the Carmarthen Bay and Estuaries Special Area of Conservation (SAC) and Burry Inlet Special Protection Area (SPA) and Ramsar that are collectively referred to as the Carmarthen Bay and Estuaries European Marine Sites (CBEEMS). Targeted investment in recent years at Llanelli, Gowerton, Pontyberem and Parc Y Splott WWTWs, as a result of the 2010 Conservation of Habitats and Species Regulations review of consents process (implemented through the DCWW AMP funding) now means that all the licensed discharges are compliant with the Habitats Regulations. Any consent modification which might be identified as necessary to provide capacity for increased development will need to be subject to assessment under the Habitat Regulations.

2.5 **Shellfish Waters Protected Area** - The Water Framework Directive requires specification of protected areas for those areas designated for the protection of economically significant species. Areas previously designated under the repealed Shellfish Waters Directive are now specified under the Water Framework Directive. The Burry Inlet and Loughor Estuary contains two designated shellfish waters, Burry Inlet North and Burry Inlet South.

2.6 Water quality in these areas has met minimum statutory standards for shellfish waters since 2000 but not all shellfish collected in the estuary meet Class B under the Hygiene Regulations, the desired quality determined by Welsh Government policy. It is necessary to protect shellfish water quality from deterioration that could result from increased bacteriological loadings being discharged to the estuary as a result of an increase in the local population.

3.5 **Judgment of the Court (Ninth Chamber) of 4 May 2017. European Commission v United Kingdom of Great Britain and Northern Ireland. Case C-502/15** - Further to public complaints to the European Commission relating to inadequacies in the implementation of the Urban Waste Water Treatment Directive, the European Court of Justice ruled in May 2017 that the UK had failed to ensure that the waters collected in a combined urban waste water and rainwater system in the Gowerton and Llanelli agglomerations were retained and conducted for treatment in accordance with the Directive (91/271).

3.6 As a result of the ruling, competent authorities are implementing a comprehensive programme of works to ensure compliance with the judgment by 2020, taking account of the overall objective to protect the environment. The programme of works is undertaken in accordance with the principle of the ‘best technical knowledge not entailing excessive costs’ and will contribute to significantly reduce spill frequencies and volumes of surface water from the collecting system prior to treatment.

3.7 Whilst it can be argued that the primary driver of this programme of works is regulatory compliance, as opposed to the delivery of new development, reference can be made to the indirect contribution of the Memorandum of Understanding as outlined below.

Memorandum of Understanding -

3.8 A “Memorandum of Understanding - Safeguarding the Environment of the Burry Inlet and Loughor Estuary whilst enabling Social and Economic Development for Communities in the Llanelli and Gowerton area” has been in place for some time, with the most recent iteration being dated September 2011.

3.9 Whilst its primary driver is to deliver new development, the MoU has helped support the comprehensive programme of works referred to in 3.6 above. It is intended to ensure a transparent approach to safeguarding the water quality of the Burry Inlet and Loughor Estuary. It sets out a collaborative approach that supports the delivery of new development across the MoU area without increasing the pollution, including nutrients, within the estuary and thus preventing the deterioration of the environmental quality of the Burry Inlet and Loughor Estuary.

National Planning Policy

Planning Policy Wales (Edition 10, December 2018)

3.10 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government and is supplemented by a number of documents, including Technical Advice Notes (TANs). Paragraph 6.4.14 of PPW states that “International and national responsibilities and obligations for conservation should be fully met, and, consistent with the objectives of the designation, statutorily designated sites protected from damage and deterioration, with their important features conserved and enhanced by appropriate management”. Reference should also be made to Paragraph 6.4.18 of PPW, notably “...development can normally only be authorised or the plan adopted, if the planning authority ascertains that it will not adversely affect the integrity of the site, if necessary taking into account any additional measures planning conditions or obligations”.

3.11 Paragraph 6.6.9 of PPW provides guidance on capacity of water supply and sewerage/drainage infrastructure – whilst 6.6.14 provides guidance on water quality and surface water flooding. Of note within Paragraph 6.6.15 of PPW includes reference to “.....sustainable places will be those with resilient, well-maintained networks for sewerage and drainage with sufficient capacity to manage the demand placed upon them without causing pollution or surface water flooding”.

Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009):

3.12 TAN 5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It provides an overview of all relevant legislation within the field and “demonstrates how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it” (paragraph 1.6.1). TAN 5 also provides guidance on the use of planning obligations and conditions – (sections 4.6 and 4.7 of TAN 5).

3.13 It is noted that paragraph 3.4.2 of TAN 5 states that “Local planning authorities may adopt SPG to provide more detailed, locally relevant guidance for -achieving more sustainable solutions to development problems and opportunities that respect natural processes and ecological systems.

Planning Conditions and Obligations

3.14 Reference is made to the Development Management Manual (Revision 2 Welsh Government, May 2017 – the DMM 2017). Paragraph 10.1.1 states that conditions and planning obligations can enable development proposals to proceed where it would otherwise be necessary to refuse planning permission.

3.15 Welsh Government Circular 016/2014 provides guidance on the Use of Planning Conditions for Development Management. Paragraph 1.2 states that the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, understandable, reasonable and practicable. This circular sets out guidance on how this can be achieved.

3.16 The below six tests are set out in paragraph 3.1 of the Circular. In adopting this SPG, the Council is satisfied that this SPG meets these tests in identifying a Plan level policy intervention for implementation within the rLDP period – notably to support the delivery of development in the Llanelli and Burry Port areas. In terms of need, reference is made to the specific request from DCWW for compensatory surface water removal to be undertaken as part of planning approvals, whilst the outcomes of the Plan level HRA are also noted. It should also be noted that this SPG has a defined spatial area (i.e. Llanelli WWTW catchment).

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable;
- (v) precise; and
- (vi) reasonable in all other respects.

3.17 Paragraph 10.3.8 of DMM2017 clarifies that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It is not the intention of the Council will enter into a planning obligation with a developer in the implementation of this SPG.

3.18 The legal tests for planning obligations are set out in the Community Infrastructure Levy Regulations 2010 (as amended) (set out below). In adopting this SPG, the Council is satisfied that this SPG meets these tests:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

3.19 Procedural guidance on how planning obligations should be properly negotiated and used by Planning Authorities is provided by Planning Obligations Welsh Office Circular 13/97 (8th July 1997).

Local Planning Policy – Revised Carmarthenshire LDP

3.20 The Revised LDP is being prepared at present. The SPG seeks to elaborate upon the policies and provisions of the Plan. Whilst the rLDP does not repeat national policy statements, reference can be made to rLDP policy SP 13, most notably in terms of the reference to Planning Policy Wales Technical Advice Note (TAN) 5. Reference is also made to TAN 15 within rLDP policy SP15.

THE INFRASTRUCTURE AND WATER QUALITY POLICIES AND SUPPORTING TEXT WILL APPEAR HERE – SEE WRITTEN STATEMENT

3.0 ROLES AND RESPONSIBILITIES

3.1 The alignment of potentially competing demands has led to an established partnership approach. In this regard, the roles of identified key stakeholders follows below:

Dwr Cymru Welsh Water

3.2 DCWW (Dwr Cymru Welsh Water) is responsible for the collection, treatment and disposal of sewage in the areas served by Llanelli WWTW. DCWW is responsible for providing sewerage services to its customers, complying with its discharge permits and accommodating appropriate development. Through the MoU and ongoing dialogue, DCWW works with Natural Resources Wales (NRW), City and County of Swansea and Carmarthenshire County Council in order to facilitate development and playing its part in improving the WFD ecological status for the Burry Inlet and Loughor Estuary, in line with all relevant legislation.

3.3 DCWW continue to meet increased demand for sewerage services through legislative and regulatory mechanisms, and supply/demand investment as set out within the Asset Management Programme (AMP). The AMP investment will support future growth and regeneration as identified in Development Plans (see para below).

3.4 DCWW are also investing in additional improvements to its sewerage infrastructure required to improve service and meet its obligations under the National Environment Programme (NEP) for Wales. This £113m programme commenced in 2010 and will continue to the end of 2020. The objectives of the programme are to reduce the frequency and volume discharged by combined sewer overflows (CSO) in line with their NEP obligations and reduce the risk of sewage flooding for their customers in a sustainable and technically feasible way. This programme is not designed to create headroom for development and runs in parallel to any works required to meet increased demand for sewerage services. An example is the Rainscape investment in the Llanelli area.

3.5 DCWW work with NRW especially where concerns over compliance with quantitative or qualitative limits at the receiving works might restrict planned growth in the area.

Local Planning Authorities

3.6 The City and County of Swansea and Carmarthenshire County Council are the Local Planning Authorities (LPAs) responsible for setting out the strategic context for future development and land use objectives within Local Development Plans within the area. Swansea and Carmarthenshire LPAs are also responsible for the determination of planning applications against the policies and provisions of their adopted Development Plans unless material considerations indicate otherwise.

3.7 Swansea and Carmarthenshire LPAs consult with DCWW and NRW throughout the Local Development Plan preparation process, in order that future demands on infrastructure provision can be identified in a timely manner.

Natural Resources Wales (NRW)

3.8 Natural Resources Wales (NRW) are the competent authority responsible for implementing Welsh Government's environmental and flood protection policies. They do this by determining permit conditions for existing or new discharges, monitoring and enforcing compliance with permits, managing flood protection and consulting on new development to ensure it does not breach flood protection policies.

3.9 NRW will also work with DCWW to ensure their discharges are permitted appropriately, determine any proposed variations or modifications to permits in a manner that is compliant with all relevant legislation. In particular, NRW will ensure that any new permit applications or variations/modifications to existing permits are subject to assessment under regulation 61 of the Habitats Regulations.

3.10 NRW will consult on developments brought forward for planning to ensure they comply with the appropriate Welsh Government policy on flooding and flood protection.

The Memorandum of Understanding for the Burry Inlet

3.11 A “Memorandum of Understanding - Safeguarding the Environment of the Burry Inlet and Loughor Estuary whilst enabling Social and Economic Development for Communities in the Llanelli and Gowerton area” has been in place for some time, with the most recent iteration being dated September 2011.

3.12 The MoU is intended to ensure a transparent approach to safeguarding the water quality of the Burry Inlet and Loughor Estuary. It sets out a collaborative approach that supports the delivery of new development across the MoU area without increasing the pollution, including nutrients, within the estuary and thus preventing the deterioration of the environmental quality of the Burry Inlet and Loughor Estuary.

3.13 As a headline guide the MoU is underpinned by two key facets. These are (1) partnership and (2) compensatory surface water removal. In terms of partnership, the signatories to the MoU are City and County of Swansea, Natural Resources Wales, Carmarthenshire County Council and Dwr Cymru Welsh Water. This combined approach to addressing water quality issues being taken by the parties through the MoU is not to be interpreted as being a legal document, with parties wishing to terminate their participation in this MoU able to do so with written notice.

3.14 In terms of the compensatory surface water removal requirement, this is a firmly established approach with the area with associated processes – eg surface water removal register in place. The provision of the MoU has allowed development to continue across the area over recent years and did feature as a deliverability indicator during the adoption of the Carmarthenshire Local Development Plan 2006-2021 (adopted 2014).

3.15 With the advent of compensatory surface water removal through the planning system, Swansea and Carmarthenshire LPAs are making a contribution to those wider efforts to water quality and localised infrastructural issues (see Section 2 of this SPG). Development that removes surface water from the combined system would therefore be a contributor towards improving the position in an area of challenge as opposed to creating a detrimental position.

The Way Ahead

3.16 As part of the preparation of the rLDP, DCWW have indicated that whilst there is sufficient capacity at Llanelli WWTW to accommodate the growth earmarked for Llanelli and Burry Port, there is concern with regards the fact that the foul and surface system is combined. As such, the ongoing requirement to build on the provisions of the MOU within rLDP is noted as part of a partnership approach. **Reference is also made to the HRA prepared on the rLDP.**

3.17 Furthermore, the September 2011 version of the MoU is in need of review. To this end, it is proposed that in terms of Carmarthenshire, this SPG be utilised in the preparation of the rLDP and provide the mechanism for compensatory surface water removal. In terms of wider governance and partnership, a high level statement of common ground will be signed by all parties.

3.18 The adoption of this SPG is intended to satisfy those other key stakeholders in terms of their regulatory requirements and also confirm the deliverability of the rLDP. Reference should also be made to Section 7 (management and monitoring).

4.0 CARMARTHEN BAY AND ESTUARIES EUROPEAN MARINE SITE

4.1 A recognition of the developmental context is important, particularly in terms of the environmental considerations and designations.

Overview

4.2 The Carmarthen Bay and Estuaries European Marine Site (CBEEMS) is part of a European-wide network of areas – the Natura 2000 series – designated under the European Union’s Habitats and Birds Directives to safeguard habitats and species that are important and threatened on a European scale. Three marine Natura 2000 sites together form the European Marine Site – Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Carmarthen Bay Special Protection Area (SPA) and Burry Inlet SPA. The Burry Inlet is also a Ramsar site and it should be noted that sites designated as wetlands of international importance under the Ramsar Convention are subject to the same provisions as Natura 2000 sites.

4.3 In framing this SPG, regard has been made to European Directive 92/43/EEC (as implemented in the UK by the Habitat Regulations 2017) together with guidance issued within Planning Policy Wales Technical Advice Note 5. Reference is made to Section 2 of this SPG (legislative and policy context) in this regard.

4.4 Detailed information on the designations, interest features and conservation objectives, as well as potential pressures on the CBEEMS are available from Natural Resources Wales. However, within the context of this SPG, it is noted that these waters are some of the most heavily designated and protected in Europe. An awareness of such issues has been an implicit part of the preparation of the rLDP, which has been informed at all stages by the Habitats Regulations Assessment (HRA).

4.5 The CBEEMS sits directly adjacent to the Llanelli and Burry Port coastline. Section 5 of this SPG outlines the strategic importance of these settlements to the rLDP from a growth perspective up to 2033.

4.6 Reference is made to Section 2 of this SPG – legislative and policy context – notably Planning Policy Wales Technical Advice Note 5.

rLDP - Habitats Regulations Assessment (HRA) (December 2018)

4.7 This report comprises of a high-level preliminary screening stage of the Preferred Strategy. It undertook a high level, generic screening of issues that could result in likely significant impacts, and identifies any strategic policies which would clearly have no effects upon European sites enabling these to be ‘screened out’ of any further assessment. Therefore, the focus of further, more detailed assessment would only be applied to allocation sites, or policies, where a likely significant effect could be possible. It should be noted that the potential impact of the rLDP on the CBEEMS could not be ruled out at this early stage.

rLDP - Habitats Regulations Assessment (HRA) (December 2019)

4.8 This report comprises of a more detailed review of the draft deposit rLDP given that the detailed policies have been prepared and a full list of allocation sites has been agreed. This includes the overall growth requirement for the Llanelli and Burry Port areas. **This report recommended that an appropriate assessment was required as the potential detrimental impact of new development on the CBEEMS (water quality) could not be fully discounted as part of a precautionary approach. TBC**

Appropriate Assessment Recommendation TBC

4.9 This SPG seeks to respond to the Plan level HRA undertaken on the rLDP by providing for compensatory surface water to be undertaken as part of approving of relevant development proposals within the Llanelli WWTW catchment. It is seen as a positive policy intervention, which reflects the importance of the natural environment but also reaffirms the deliverability of development identified within the Plan.

4.10 Furthermore, rather than having a negative impact, development can assist in improving the position 'betterment' by assisting in those wider efforts to remove surface water from the combined system (see Section 3 of this SPG for other partners efforts – eg Dwr Cymru Welsh Water Rainscape).

Wider benefits

4.11 Notwithstanding the recommendations of the HRA, this SPG also provides opportunities to address other issues which may emerge given the nature of the combined sewer system in the Llanelli area – notably localised flooding.

5.0 DEVELOPMENT CONTEXT – LLANELLI AND BURRY PORT

5.1 A recognition of the developmental context is important, particularly in terms of the role of Llanelli and Burry Port in delivering the development identified in the rLDP.

Llanelli

5.2 Llanelli is identified as a Principal Centre within the rLDP deposit draft (December 2019). There are ++ number of residential units allocated within Llanelli (including Pwll). There is ++ ha of proposed employment land allocated. This is a notable amount of growth in terms of the overall Plan for the County and as such it is important that deliverability of this growth is facilitated.

5.3 A Wellness and Life Science Village is planned for Llanelli. The £200million complex planned for Delta Lakes on the Llanelli coast is expected to create close to 2,000 jobs and give the local economy a £467million boost. Other notable housing sites identified within the rLDP include the Cwm Y Nant allocation in the Dafen area.

5.4 There is a wider corporate emphasis on Llanelli. Moving Forward in Carmarthenshire - the next 5 years - is the Council's Corporate Strategy 2018 – 2023 (approved 2018 – updated 2019). The Tyisha area, Llanelli Town centre, the Wellness and Life Science Village are amongst those projects listed. The Council has a commitment to the delivery of affordable homes, and a report “building more homes – increasing our ambition” was received by the Council in February 2019 – with a banding framework in place to guide delivery. It is noted that across Bands A, B and C, a total County wide figure of 917 units and £141m investment is cited. Of these, 439 units and £73.5m of investment is earmarked for the Llanelli and District area.

5.5 Llanelli's spatial and functioning contribution to the Swansea Bay City Region/ Deal and any emerging Swansea Strategic Development Plan are also readily apparent. Reference is also made to the explicit reference to Swansea Bay and Llanelli within the emerging National Development Framework (draft 2019).

5.6 Reference to the Appendix 3 off this SPG for a more detailed appraisal of the development context. Reference should also be made to the Role and Function Topic Paper which has been prepared in support of the rLDP.

Burry Port

5.7 Burry Port (including Pembrey) is identified as a Service Centre within the rLDP deposit draft (December 2019). There are ++ number of residential units allocated in Burry Port (minus the Cwrt Farm and Garreglwyd sites which are in Pembrey). There is ++ ha of proposed employment land allocated in Burry Port.

5.8 The transformation of Burry Port is underway and already a number of exciting developments are being delivered, with more in the pipeline. The regeneration of Burry Port Harbour is a major project supported by the Llanelli Waterside Joint Venture Partnership (JV) between Carmarthenshire County Council and Welsh Government.

5.9 Reference to the Appendix 3 off this SPG for a more detailed appraisal of the development context. Reference should also be made to the Role and Function Topic Paper which has been prepared in support of the rLDP.

Waste Water Treatment Works System

5.10 A key aspect in the delivery of new development – notably from an infrastructural, amenity and environmental point of view - is a suitable means of treatment of flows. Development within Llanelli and Burry Port (not including Pembrey) drains to Llanelli WWTW. An illustrative plan is provided in Appendix 4 (dated). Dwr Cymru Welsh Water (DCWW) indicate that whilst there is sufficient capacity at Llanelli WWTW to accommodate the growth earmarked for Llanelli and Burry Port, there is concern with regards with regards the fact that the foul and surface is combined and are requesting that a scheme of compensatory surface water be taken forward.

5.11 Within the Llanelli WWTW catchment, there are concerns that the connection of foul flows generated by new development introduces the risk of deterioration in the water quality of the CBEEMS. This is because the majority of the sewer system in this area is combined (surface and foul flows). Introducing additional foul flow can lead to overloading to the WWTW, as well as an increasing the frequency of discharges from storm sewerage overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues.

Deliverability of rLDP growth in Llanelli and Burry Port

5.12 In order to re-affirm the deliverability of the sites identified in Llanelli and Burry Port within the rLDP, it is proposed to build upon established approaches set in place within the Burry Inlet Memorandum of Understanding (Mou).

5.13 This SPG provides a mechanism to address these concerns by allowing additional foul flows to be connected subject to relevant developments taking out surface water from the combined sewer as part of a compensatory / betterment measure. Reference should be made to Section 6 of this SPG.

5.14 The mechanism outlined within this SPG re-affirms the deliverability of development in both Llanelli and Burry Port – notably in terms of providing a transparent and consistent approach that provides certainty to developers and investors, whilst also satisfying key stakeholders including DCWW and NRW.

6.0 COMPENSATORY SURFACE WATER REMOVAL REQUIREMENT

Overview

6.1 As part of granting planning permission for relevant developments, Carmarthenshire LPA requires betterment to be achieved in terms of the removal of a quantifiable amount of surface water from the combined system as expressed in l/s. Such credits will then be entered onto the register of surface water removal (see Section 7 of this SPG). **Does this apply to full and outline? TBC**

6.2 It is accepted that meeting the above requirement will involve bespoke solutions, dependant on the size and location of the development. In terms of the l/s credit, the actual betterment figure achieved may be negligible. Notwithstanding this, there should be no detriment in terms of flows, with credits achieved quantifiable and measurable. **Carmarthenshire LPA will condition the requirement as part of the issuing of any planning permission. TBC**

6.3 There will be a requirement to submit a drainage report to Carmarthenshire LPA that demonstrates that betterment can be achieved and that a sequential search has been followed. Reference is made to appendix 6 of this SPG (flow chart). Appendix 1 of this SPG provides information on flow calculations along with an illustrative example for a residential units factoring in a x2 betterment factor.

6.4 Whilst the submission of the drainage report is not a validation requirement, developers are strongly advised that early and timely consideration should be implicit within development proposals. Timely engagement with key stakeholders – particularly DCWW - is strongly advised in this regard.

Relevant Developments

6.5 Those developments subject to the betterment requirement are those which drain to Llanelli WWTW **and** are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO). Reference is also made to paragraph 6.14 below. In summary, major development is:

- Housing developments of 10 or more dwellings or where the site area is of 0.5 ha or more (if the number of dwellings is not known);
- The provision of a building(s) where the floorspace created exceeds 1,000 sqm;
- The winning and working of minerals or the use of land for mineral-working deposits;
- Waste development; and
- Development carried out on a site of 1 ha or more.

6.6 DCWW are content with the approach in terms of identifying relevant proposals. **Text to go in here to stop deliberate attempts to come under 10 – i.e 7 and 5. TBC**

Sequential Search requirement

6.7 This should be documented within the drainage report. Carmarthenshire LPA will need to be satisfied that there has been a thorough assessment undertaken and will liaise with key stakeholders – notably DCWW- in this regard.

It should be noted that in all instances, no new surface water shall be allowed to enter the system.

- 1 Onsite solution for the removal of compensatory Surface Water from the public sewerage system (at or adjoining the site);
- 2a Sub - catchment area solution for the removal of Surface Water from the public sewerage system;
- 2b Wider catchment area solution for the removal of Surface Water from the public sewerage system.

6.8 Should the drainage report demonstrate, to the satisfaction of Carmarthenshire LPA, that the above cannot be achieved, then developers can approach DCWW to see whether there is an opportunity fund a scheme. Carmarthenshire LPA will notify the developer of this option in writing.

6.9 Reference should be made to 6.11 below for Carmarthenshire County Council proposals.

Dwr Cymru Welsh Water

6.10 Should a developer pass through the sequential search and be unable to identify a scheme, then they can approach DCWW to see whether there is an opportunity fund a scheme (subject to confirmation in writing from Carmarthenshire LPA). Negotiations will take place between DCWW and the developer. Carmarthenshire LPA will require written confirmation from DCWW that an acceptable solution has been identified. **Any legal agreement will be between DCWW and the developer. TBC**

6.11 Whilst being unable to make available a list of schemes to be included in this SPG, DCWW does recognise the valuable contribution that has been made in terms of surface water removal through the development system in recent years. Such development is only a part of a wider package of interventions to address infrastructural issues in the Llanelli area.

Carmarthenshire County Council planning applications – The Betterment Bank

6.12 In all instances where Carmarthenshire County Council is the applicant for planning permission for a relevant development as defined within this SPG, Carmarthenshire County Council will be required to submit a drainage report which fully details the feasibility of on site or adjacent to site removal (stage 1 of the sequential search). Should it be demonstrated to the satisfaction of Carmarthenshire LPA that this cannot be achieved, then this SPG makes provision for Carmarthenshire LPA to waive the requirement for Carmarthenshire County Council to progress to Stage 2 of the search. This will be considered on a case by case basis. This is the Betterment Bank exception.

6.13 The Betterment Bank exception will be subject to

- Carmarthenshire County Council demonstrating to the satisfaction of Carmarthenshire LPA that it has surplus betterment capacity already accrued on the register through development and other surface water removal schemes; and
- Carmarthenshire County Council demonstrating to the satisfaction of Carmarthenshire LPA that the proposal is of strategic significance in terms of corporate / rLDP alignment through submission of a justification report; and
- Carmarthenshire County Council demonstrating to the satisfaction of Carmarthenshire LPA that on site (or adjoining) surface water removal cannot be achieved (stage 1 of the sequential search) through submission of a drainage report; ; and
- Carmarthenshire LPA being satisfied that the amount of credit being taken from the register will not unduly affect the headroom of the overall surface water removal register.

6.14 The planning justification for implementing the 'betterment bank' approach is to support the Council's contribution towards the delivery of the rLDP and its associated corporate objectives. Reference is made to Section 5 of this SPG, together with Appendix 3 of this SPG. The public interest justification for implementing the 'betterment bank' approach is that the Council has already invested significant amounts of public money in implementing betterment schemes. Due to its reliance on the beneficial use of public funds, the 'betterment bank' is only available to the Council and cannot be utilised by private developers.

Other Considerations

Pre Application Consultation (PAC)

6.15 On 16 March 2016, key elements of the Planning (Wales) Act 2015 (the Act) were implemented. This included a need for developers to carry out statutory pre-application consultation on planning applications for major developments in Wales. From 1 August 2016 applicants (developers) proposing major development were required to show how they had adhered to the new consultation requirements as part of their planning application submissions. Reference is made to paragraph 6.5 above.

6.16 There are clear opportunities, as part of a meaningful PAC engagement process, for developers to have their proposed betterment scheme in place at an early stage. Developers are encouraged to make the drainage strategy available as part of their suite of PAC consultation documents.

Sustainable Drainage Systems

6.17 The Flood and Water Management Act 2010 (Schedule 3) establishes Sustainable Drainage Approval Body (SAB) in County Councils and requires new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards. This legislation came into force from January 7th 2019. Developers are advised to confirm the requirements at an early stage – particularly as part of formulating the drainage report.

Placemaking

6.18 The incorporation of a place making approach into concept development from the outset could allow for wider benefits – including green infrastructure. In developing drainage solutions, there are opportunities to acknowledge placemaking opportunities – including wider wins – eg biodiversity.

7.0 MONITORING AND MANAGEMENT

Strategic governance

7.1 The former MoU was based on a signatory process. This has now been revised to be as a statement of common ground for the Burry Inlet. Signatories are Carmarthenshire County Council, City and County of Swansea, Natural Resources Wales and Dwr Cymru Welsh Water.

Register of Surface Water Removal – Carmarthenshire LPA

7.2 Carmarthenshire LPA will keep an updated register of surface water removal. The register will be available to all signatory organisations and the Welsh Government.

7.3 With regards to the betterment bank for Carmarthenshire County Council proposals (paragraph 6.12 of this SPG refers), Carmarthenshire LPA will separately account for credits attributed to Carmarthenshire County Council.

Timeframe

7.4 It is intended that this SPG will accompany the rLDP for the duration of the Plan period. It should be noted that the rLDP is subject to Annual Monitoring Reports and a four yearly review.

7.5 In the event that one of the partners to the statement of common ,, - TEXT TBC if the SPG is not needed anymore

APPENDIX 1 - TECHNICAL GUIDANCE AND FLOW CALCULATIONS

1 Background

1.1 This appendix provides information to inform calculations undertaken on compensatory surface water removal. It is intended to inform drainage reports that will be required to be undertaken and submitted to Carmarthenshire LPA.

1.2 It should be noted that the information is largely illustrative and as such timely engagement with stakeholders is encouraged – notably DCWW. A list of key contacts is provided at appendix 2.

2 Calculation Basis

2.1 Foul Flows – residential

2.1.1 The peak flow per residential property arriving in the public sewer system should be based on the following criteria as a guide:

| | |
|------------------------------------|----------------------|
| Water Consumption | 180 litres/head/day |
| Residential Infiltration allowance | 120 litres/head/day |
| Miscellaneous consumption | 25 litres/head/day |
| Residential occupancy | 2.5 persons/property |
| Peak flow factor (diurnal) | 2.0 x |

Given the above criteria the contribution of peak flow from an individual household will be approximately:

$$[(180+25) \times 2.5 \times 2.0] + 120 \text{ litres/day} = 1,145 \text{ litres/day}$$

| |
|---|
| Quantification of proposed new foul flows = 0.013 l/s / residential property |
|---|

2.2 Foul Flows – Other

2.2.1 The peak flow for non-residential arriving in the public sewer system should be based on the following criteria as a guide, however this should be subject to agreement with DCWW on a case by case basis.

2.2.2 Reference is made to the table 1 overleaf for guidance on flows for non-residential

2.2.3 **Table 1 - Guidance for Peak Foul Flows – Other:**

| Commercial Property Type | Water Consumption l/head/day | Peak foul flows (For comparison) l/head/second | Peak foul flow by Area |
|--------------------------|------------------------------|--|------------------------|
| Offices | 55 | 0.006 | |

Revised Carmarthenshire Local Development Plan

| | | | |
|--|-----|-------|--|
| Schools | 50 | 0.005 | |
| Rest Homes | 300 | 0.031 | |
| Hospitals | 450 | 0.046 | |
| Public Houses | 15 | 0.002 | |
| Caravans | 120 | 0.012 | |
| Camp Sites | 75 | 0.008 | |
| Hotels | 200 | 0.021 | |
| Restaurants | 25 | 0.003 | |
| Industrial Sites* (Expected Large water use) | | | 55m ³ /Ha/day = 2.5l/s per Ha |
| Industrial Sites* (Light Industry) | | | 10m ³ /ha/day = 0.7l/s per Ha JT – SHOULD THERE BE A * |

* Note: For Industrial sites the figures above are a guide only. In ALL cases DCWW MUST be contacted to confirm appropriate figures to be used

2.2.4 * Note: For Industrial sites the figures above are a guide only. In ALL cases DCWW **MUST** be contacted to confirm appropriate figures to be used. The Figures are based on average daily flows assume an 8 and 12 hour working day for light /heavy industries respectively. A peaking factor of x 2 has been used, Peak rain intensity = 10.8 mm/hr and a Betterment Factors = x 2.

2.2.5 It is advised that in all instances, DCWW are contacted in a timely manner.

2.3 Surface Water Flows

2.3.1 **No new surface water shall be allowed to enter the system.**

2.3.2 In addition assessment of existing surface water flows for compensatory removal should be as follows:

2.3.3 Peak storm flow is the amount of flow runoff expected per m² area at the peak of the storm, and is the flow that would be expected to impact the drainage system. This is dependent on the storm duration (hours) and return period for a rainfall event. The Flood Estimations Handbook (FEH) provides statistical information relevant to different geographical areas. Table 2 below summarises FEH data for a 1:30 year rainfall event in the **Burry Inlet** area.

| Storm Duration (hrs) | 1 | 2 | 3 | 4 | 5 | 6 |
|--|------|------|------|------|-------------|------|
| Total Rain in Storm (mm) | 30.6 | 39.0 | 45.0 | 49.8 | 53.8 | 57.3 |
| Peak Rain Rate (Linear distribution) mm/hr | 30.6 | 19.5 | 15.0 | 12.5 | 10.8 | 9.6 |
| Peak Rain Rate (FEH (peak) mm/hr | | 28.6 | 26.3 | 34.0 | 22.2 | 20.6 |

Table 2 FEH peaks and linear distribution of rainfall intensities for a 1:30 year return period storm in the **Burry Inlet area.**

2.3.4 The hourly figure for a 5-hour duration, 1 in 30-year return period event, using linear rainfall distribution is to be used to calculate rainfall run-off, ie. 10.8mm/hr. This equates to 10.8 litres/hr/m², or **0.003 litres/second/m²**.

2.3.5 The industry standard 1:30 year storm return period has been employed as a basis for calculation of surface water flow rates to be used in identifying suitably sized impermeable areas for drainage re-direction. Due to the fact that new connections introduce - for all intents and purposes - new continuous flow, it is clearly not possible to simply match a comparable surface water flow rate in **mitigation** against risk of increased down-sewer CSO spills, as most surface water entering combined sewers is rainfall-related, and thereby transient. **Consequently, to provide added reassurance of adequate mitigation with a reduced risk of down-sewer storm sewage spills, in appropriate circumstances an additional betterment margin may be sought pending advice of DCWW. tbc**

2.4 Removal of surface water – illustrative example for a residential unit

2.4.1 Including a 2x betterment margin, the impermeable area required to have drainage redirected may then be calculated as follows:

Area redirected = (Per property foul flow / per metre² run-off) x 2
Area = (0.013 / 0.003) x 2

| | |
|--|--------------------------------------|
| Impermeable area to have drainage diverted | = 9m² per property |
|--|--------------------------------------|

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Carmarthenshire

Population & Household Forecasts

Addendum

September 2019



For the attention of:

Carmarthenshire County Council



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Acknowledgements

Demographic statistics used in this report have been derived from data from the Office for National Statistics licensed under the Open Government Licence v.3.0.

The authors of this report do not accept liability for any costs or consequential loss involved following the use of the data and analysis referred to here; this is entirely the responsibility of the users of the information presented in this report.

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1 Introduction

Context & Requirements

- 1.1 In 2018, Carmarthenshire County Council commissioned Edge Analytics to provide a range of demographic and economic scenarios to inform its emerging Local Development Plan (LDP)¹. The LDP has a plan period of 2018-2033 and is due for adoption in 2021.
- 1.2 Based upon the range of demographic and economic evidence presented in the report, the Council's Preferred Strategy set out a housing requirement figure of 9,887 dwellings (2018-2033), aligning directly to the **PG Long Term** scenario presented in the Edge Analytics analysis.
- 1.3 The Council now wishes to review its housing requirement in the light of a range of new evidence, including Carmarthenshire's 2018 mid-year population estimate and the draft National Development Framework² (NDF).
- 1.4 The draft NDF identifies Llanelli in Carmarthenshire as part of the primary growth area for the Mid and West Wales region (which comprises Carmarthenshire, Ceredigion, Neath Port Talbot, Pembrokeshire, Powys, Swansea and the Brecon Beacons and Pembrokeshire Coast National Parks). Carmarthen is also identified as a regional centre, which is to be supported by a 'managed growth' approach to enhance its regional role. The Welsh Government has estimated that 23,400 additional homes are required in the Mid and West Wales region by 2038. Apportioning this regional housing requirement based upon population distribution, would allocate approximately 5,000 of these 23,400 additional homes to Carmarthenshire.

Approach

- 1.5 Edge Analytics has re-configured its POPGROUP model for Carmarthenshire County to develop a range of scenarios taking account of the latest demographic evidence, alternative trends and growth aspirations of the Council. The outcomes and analysis of these re-configured scenarios are presented in this *addendum* report.
- 1.6 Analysis of the re-configured POPGROUP scenarios is preceded by an updated demographic profile of Carmarthenshire County. This incorporates the latest components of population change (births, deaths and migration), historical patterns of international and internal migration, in addition to housing completion statistics and an updated analysis of the county's age profile.

¹ Carmarthenshire Population and Household Forecasts – Edge Analytics Ltd (October 2018)

² <https://gov.wales/draft-national-development-framework>

2 Carmarthenshire Profile

Population Change

2.1 Carmarthenshire’s population rose by 1,116 to an estimated 187,568 between mid-year 2017 and mid-year 2018 (Figure 1).

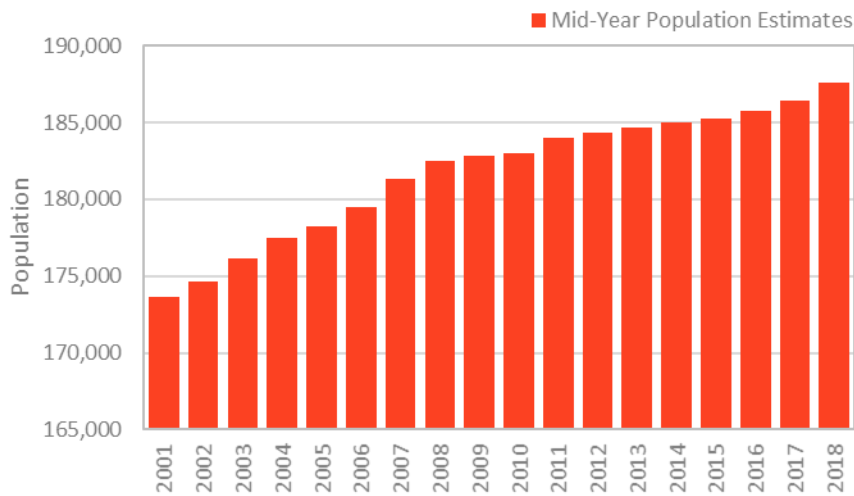


Figure 1: Carmarthenshire UA population 2001-2018

2.2 The rate of annual growth is at the highest annual rate (+0.6%) since 2007/8, a continuation of accelerated annual population growth since 2015 (Figure 2).

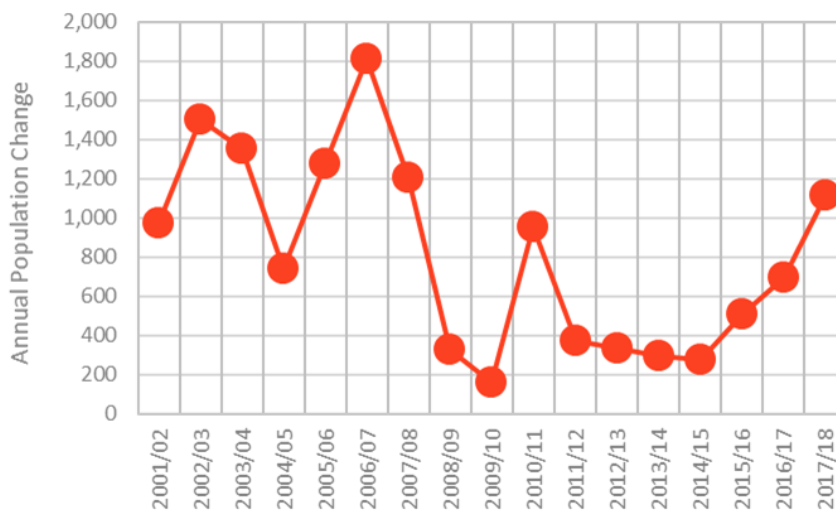


Figure 2: Annual Population Change

2.3 Although Carmarthenshire’s population growth rate of 8.0% since 2001 now exceeds the national rate, it continues to be lower than neighbouring Pembrokeshire (10.6%) and Swansea (10.3%). However, it retains a higher growth rate than Neath Port Talbot (6.3%), Powys (4.8%), and Ceredigion (-3.2%) (Figure 3).

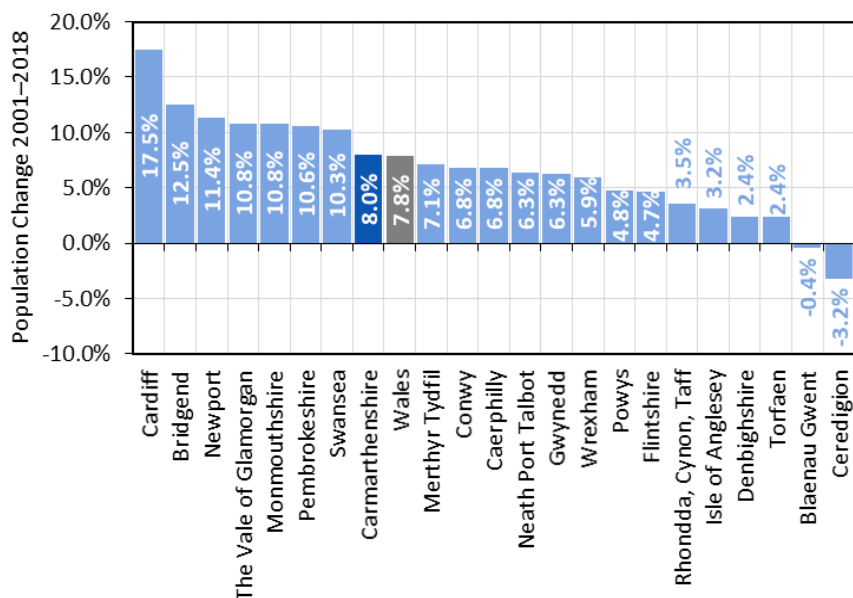


Figure 3: Population Change in Wales 2001-2018

2.4 Net internal migration continues to be the dominant driver of population change, with a sharp increase in the level of net inflow, reaching approximately +1600 in 2017/18 and showing a significant increase of over 700 compared to the previous year (Figure 4).

2.5 As in all previous years since 2001, natural change has continued to have a negative impact on population growth. The 2017/18 period recorded the highest number of deaths (2,453) since 2001.

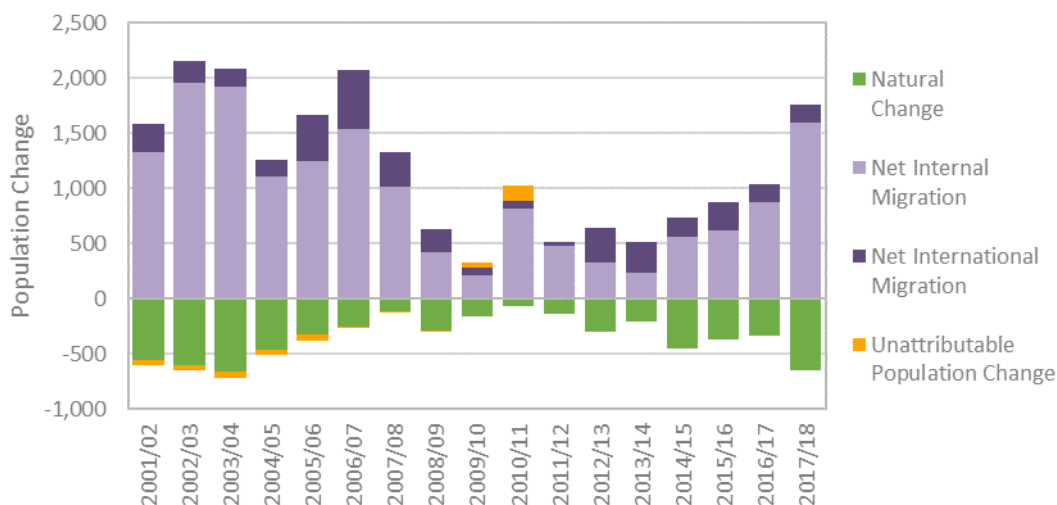


Figure 4 Carmarthenshire UA components of change 2001/2-2017/18

Internal Migration

2.6 Net internal migration has had a positive impact on population change since 2001. The 2017/18 period had the highest net internal migration since 2003/04, as a result of the continued steady rise in inflows but also a greater retention of the current population, reducing outflows (Figure 5).

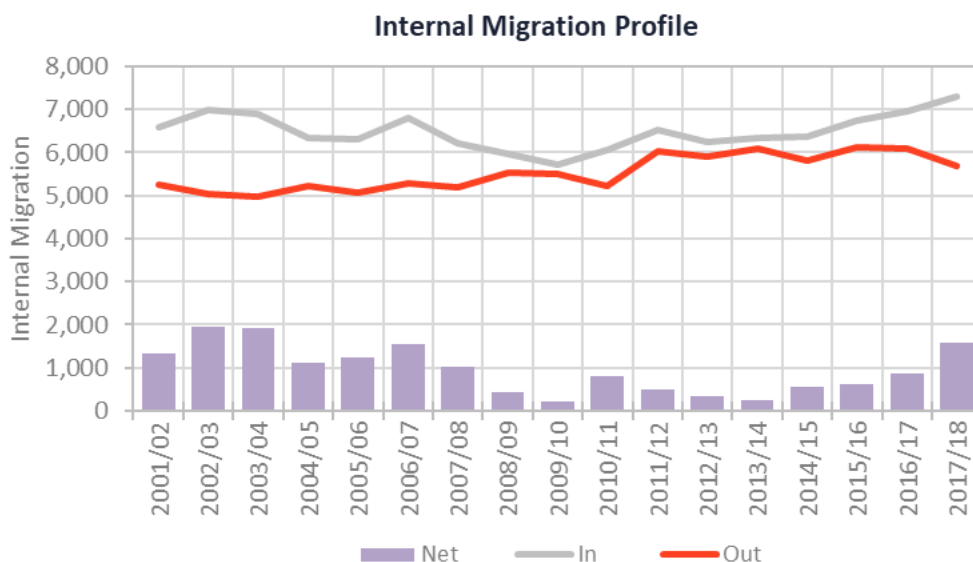


Figure 5: Carmarthenshire UA internal migration flows

2.7 The most recent data on age profiles of domestic migrants presents a continuing trend of predominantly student populations migrating out of Carmarthenshire, with little evidence of return in the 20-29 young adult age groups (Figure 6). The net inflow of migrants is highest in the 30-65 age range and corresponds with an average higher net inflow of 0-14-year olds. This is likely due to family age migration.

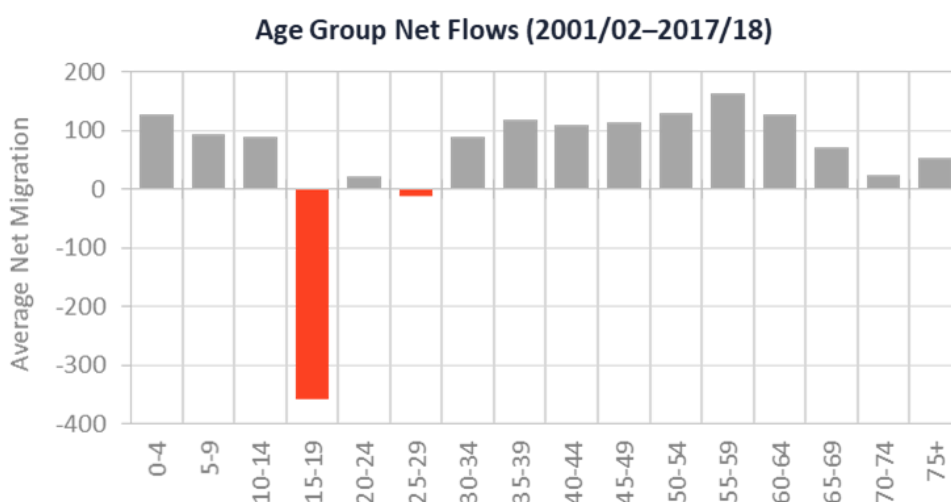


Figure 6: Average annual net migration flow by age group 2001/02–2017/18

2.8 The dominant exchanges of migration to and from Carmarthenshire remain similar to previous years, with Swansea and Ceredigion being the highest average annual exporters of population to Carmarthenshire since 2001/02. Cardiff is overwhelmingly the largest importer of population from Carmarthenshire, most likely driven by student population flows. Pembrokeshire has also been a popular migration destination both to and from Carmarthenshire, with an estimated average annual inflow of 425 and outflow of 424. However, the small difference means the net migration balance is not significant (Figure 7).

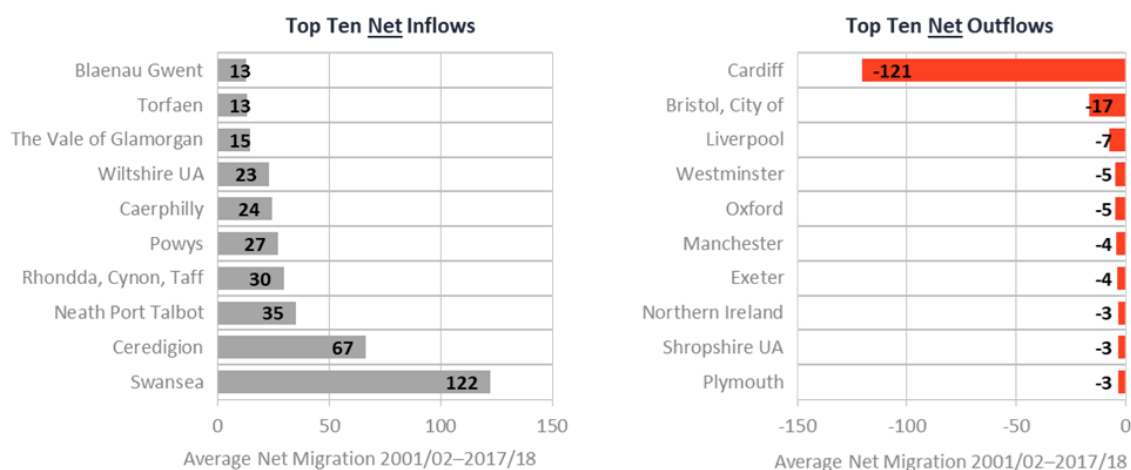


Figure 7: Carmarthenshire Average Top Ten Net Migration Inflow and Outflow Destinations 2001/02–2017/18

International Migration

2.9 The most recent NINo statistics illustrate a plateau in the recent trend of falling NINo registrations since 2015. However, the number of registrations in 2018 was the 3rd lowest since 2008 at 473, remaining consistent with the previous year (Figure 8).

2.10 Whilst Poland has still contributed 58% of all NINo registrations in Carmarthenshire between 2002-2018, Romania was the highest contributor in 2018 (157 registrations).

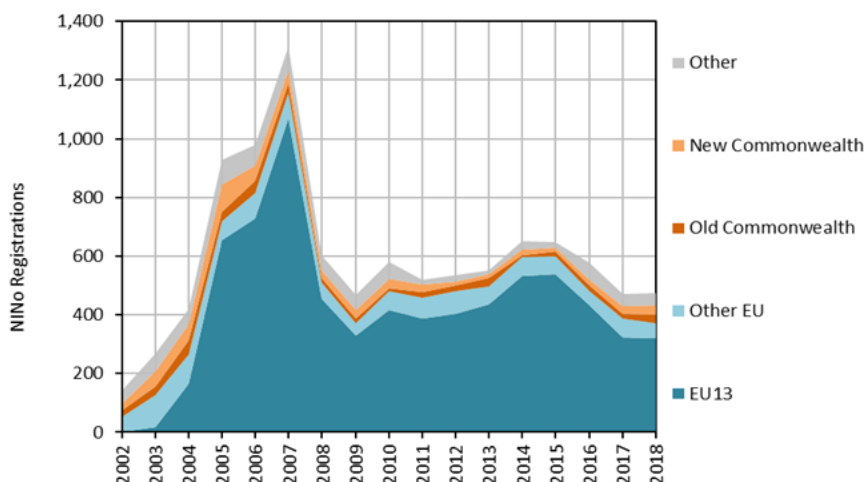


Figure 8: Carmarthenshire UA NINo registrations by country of origin 2002–2018

Age Profile

2.11 The 65+ and 80+ age groups continue to experience the highest annual population growth, having growth rates of 30% and 28% respectively since 2001. In 2017/18, the population aged 16-64 age increased marginally, for the first time since 2006/07 (Figure 9).

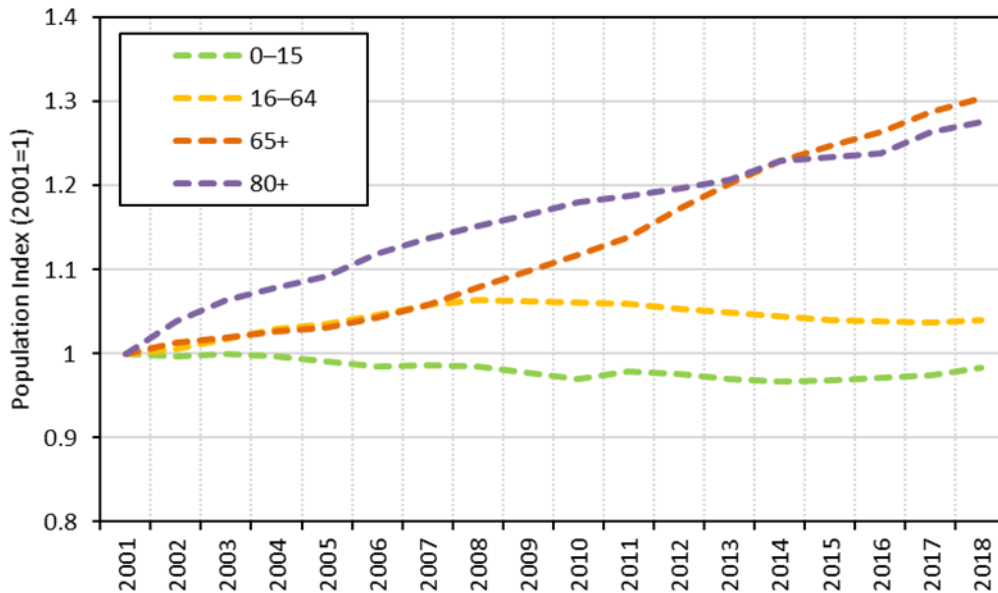


Figure 9: Carmarthenshire population growth index by age group (2001-2018)

Housing Completions

2.12 A comparison of housing completions and population growth reveals a disparity between the two since 2016. Completion rates have fallen since 2016, whilst population growth has accelerated over the same period (Figure 10).

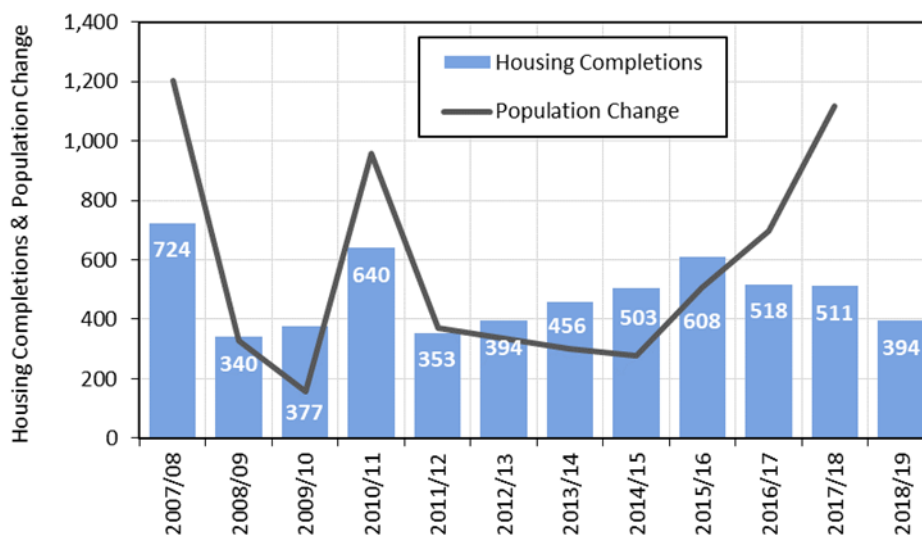


Figure 10: Carmarthenshire housing completions and population change 2007/08 - 2018/19

3 Demographic Scenarios

Scenario Definition

- 3.1 There is no single definitive view on the likely level of growth expected in Carmarthenshire. Ultimately, a mix of demographic, economic and local policy issues will determine the speed and scale of change.
- 3.2 These new scenarios have been re-configured to provide further evidence to support Carmarthenshire's Deposit LDP – especially its planned dwelling growth over the plan period (2018-33). They are presented in the context of the draft NDF and the latest demographic statistics for the county.
- 3.3 In addition to the WG 2014-based scenario, three alternative demographic scenarios have been configured, which consider alternative migration histories from which to derive trend assumptions. The full suite of scenarios is as follows:
- **WG 2014-based:** this replicates the WG 2014-based population projections
 - **PG Short Term:** Internal migration rates and international migration flow assumptions are based on the four-year historical period (2014/15-2017/18) which corresponds with the four-year period of recovery in housing growth.
 - **PG Long Term:** Internal migration rates and international migration flow assumptions are based on the full seventeen-year historical period (2001/02-2017/18).
 - **PG 10yr:** Internal migration rates and international migration flow assumptions are based on a ten-year historical period, ignoring the anomalous years around the immediate aftermath of the financial crash.

Household and dwelling growth under the demographic scenarios has continued to be estimated using assumptions from the WG 2014-based household projection model, with the 2017-based household projections not yet published. Each scenario has been configured using the 2011 Census vacancy rate of 6.3% together with an alternative vacancy rate of 3.4%. The lower vacancy rate results in higher occupancy and subsequently a lower dwelling requirement relative to population growth.

Scenario Outcomes

- 3.4 The 2001-2033 growth trajectories for all re-configured trend-based scenarios in addition to the WG 2014-based scenario are presented in Figure 11. In Table 1, each scenario is summarised in terms of population and household growth for the 2018-2033 plan period, alongside the average annual net migration and dwelling growth outcomes (under the Census and alternative vacancy rates).
- 3.5 The population growth outcomes range from 1.7% under the **WG 2014-based** scenario to 9.6% under the **PG Long Term** scenario. Population change is significantly higher under each of the trend-based demographic scenarios, compared to that estimated under the **WG 2014-based** scenario, driven in each case by higher net migration assumptions and a subsequently smaller net loss due to natural change.
- 3.6 The **PG Short Term** scenario projects the lowest population change over the plan period, consistent with the scenarios in the previous report³. Under this scenario, estimated population growth is 7.6% over the plan period, compared to 5.7% previously. This is due to the sharp rise in net internal migration in 2017/18 that is now captured in this scenario, and the focus on the four years of housing growth recovery. The estimated population growth would support a total dwelling growth of 9,147 over the plan period or 8,871 using the alternative vacancy rate. This would require an average annual dwellings growth of +610/+591 dwellings per annum (dpa).
- 3.7 The **PG 10yr** scenario results in higher population compared to the **PG Short Term** scenario. This is because it captures migration estimates in years immediately preceding the recession and the more recent recovery period. This results in average annual dwellings growth of +615 dpa and +596 dpa with the alternative vacancy rate.
- 3.8 Of the three trend-based scenarios, the **PG Long Term** scenario returns the highest population, household and dwelling growth by a significant margin. This is due to the recent trend of relatively high net internal migration, in conjunction with the higher migration totals pre-recession, which are all encompassed in this scenario. Total dwelling growth in the plan period exceeds 10,000 under each vacancy rate, equivalent to 679 dpa assuming the lower vacancy rate.
- 3.9 A small proportion of Carmarthenshire's population sits within the Brecon Beacons National Park. Excluding this geography from the Carmarthenshire scenarios results in a marginally smaller population total and growth outcomes (Appendix A).

³ Carmarthenshire Population and Household Forecasts – Edge Analytics Ltd (October 2018)

Carmarthenshire Scenario Outcomes

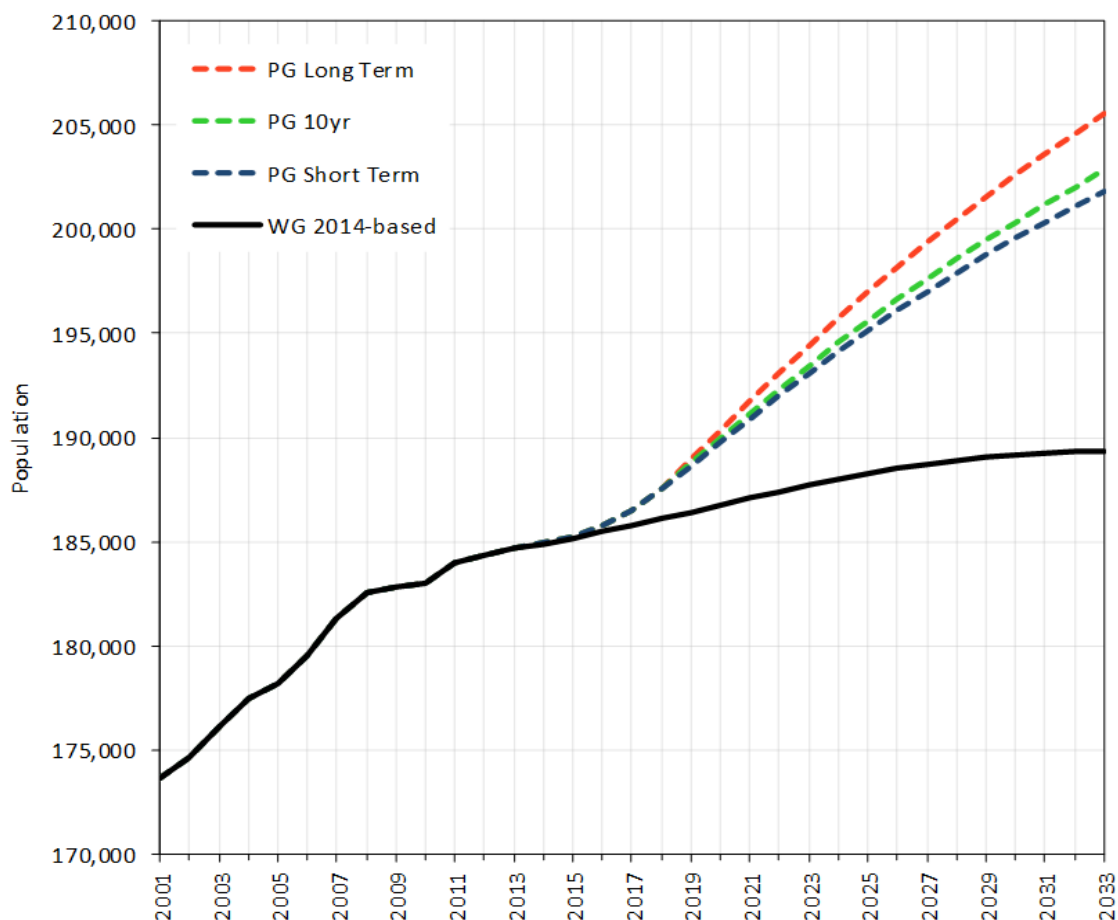


Figure 11: Carmarthenshire population growth 2001-2033

| Scenario | Change 2018 - 2033 | | | | Average per year | | | Total Dwellings Growth (Census VR) | Total Dwellings Growth (Alt. VR) |
|---------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------------------|---------------------|------------------------------------|----------------------------------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings (Census VR) | Dwellings (Alt. VR) | | |
| PG Long Term | 17,991 | 9.6% | 9,842 | 12.1% | 1,448 | 700 | 679 | 10,502 | 10,185 |
| PG 10yr | 15,284 | 8.1% | 8,641 | 10.6% | 1,266 | 615 | 596 | 9,221 | 8,942 |
| PG Short Term | 14,273 | 7.6% | 8,573 | 10.5% | 1,245 | 610 | 591 | 9,147 | 8,871 |
| WG 2014-based | 3,207 | 1.7% | 3,254 | 4.0% | 546 | 231 | 224 | 3,472 | 3,367 |

Table 1: Carmarthenshire Demographic Scenario Outcomes 2018-2033 (In order of population change)

4 Employment Growth Estimates

- 4.1 Each of the scenarios presented above has been configured to consider the potential growth in employment that is implied by each population growth outcome. To quantify the relationship between population and employment, three key assumptions must be determined: age-specific economic activity rates, an unemployment rate, and a commuting ratio (see Appendix B).
- 4.2 **Economic activity rates** quantify the proportion of the population (by age-group) that is actively engaged in the labour market, either employed or unemployed. This analysis uses the latest Office for Budget Responsibility (OBR) long-term forecasts of changing labour force participation levels by age group to estimate changes to Carmarthenshire's economic activity rate profile over its plan period. At the same time, an **unemployment rate** of 3.6% (Carmarthenshire's 2018 figure) is applied throughout the forecast period.
- 4.3 The **commuting ratio** specifies the balance between the number of resident workers and the level of employment. A ratio greater than 1.0 indicates a net out-commute (more workers than jobs), whilst a ratio less than 1.0 indicates a net in-commute (more jobs than workers). In this analysis, the commuting ratio has been fixed at Carmarthenshire's 2011 Census level (1.09) throughout the plan period.
- 4.4 The average annual employment growth outcomes range from -55 under the **WG 2014-based** scenario to +439 under the **PG Long Term** scenario (Figure 12). Table 2 illustrates the total employment change over the 2018-33 plan period. The **PG Long Term** scenario is estimated to support a total employment growth of 8.4% over the plan period, driven by the highest in-migration of people of working age.

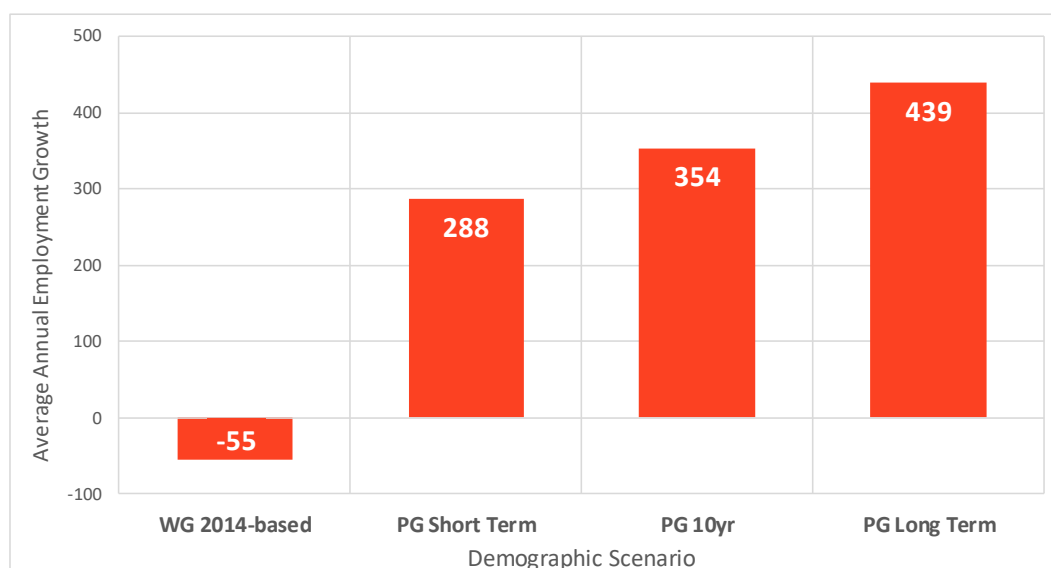


Figure 12: Average Annual Employment Growth for each Demographic Scenario

4.5 However, the **PG 10yr** and **PG Short Term** scenarios also estimate relatively buoyant employment growth over the plan period of 6.7% and 5.5% respectively (Table 2). A range of both demographic factors and economic assumptions drive these estimations of employment growth. Accelerating population growth projections and estimated migration trends are key factors that are also supported by Carmarthenshire's age profile (illustrated in Figure 9) – in which the most recent evidence recorded growth of the working age population for the first time since 2006/07.

| Scenario | Change 2018 - 2033 | | Average Annual Growth |
|---------------|--------------------|---------------------|-----------------------|
| | Employment Change | % Employment Change | |
| PG Long Term | 6,581 | 8.4% | 439 |
| PG 10yr | 5,307 | 6.7% | 354 |
| PG Short Term | 4,318 | 5.5% | 288 |
| WG 2014-based | -829 | -1.1% | -55 |

Table 2: Employment Outcomes for each Demographic Scenario (In order of employment change)

5 Summary

- 5.1 Carmarthenshire County Council is reviewing its Deposit LDP to include an amended housing requirement figure for the 2018-2033 plan period. The existing preferred strategy has identified a housing requirement figure of 9,887 (average of +659 dpa.), consistent with a **PG Long Term** scenario⁴.
- 5.2 The Council has sought to review its housing requirement in the light of a range of new evidence, including Carmarthenshire's 2018 mid-year population estimate, plus the guidance and regional housing growth aspirations detailed in the draft National Development Framework⁵ (NDF).
- 5.3 A range of scenarios have been presented using POPGROUP technology to consider alternative growth outcomes. The **PG Short Term** and **PG 10yr** scenarios have been reconfigured, ignoring the years in the immediate aftermath of the financial crash (**PG 10yr**), and using a shorter migration history of four years to capture the recovery in housing growth post-2014 (**PG Short Term**).
- 5.4 Figure 13 summarises the total projected dwelling growth during the plan period under each scenario, for both the Census and alternative vacancy rates, together with the percentage population growth (circles).

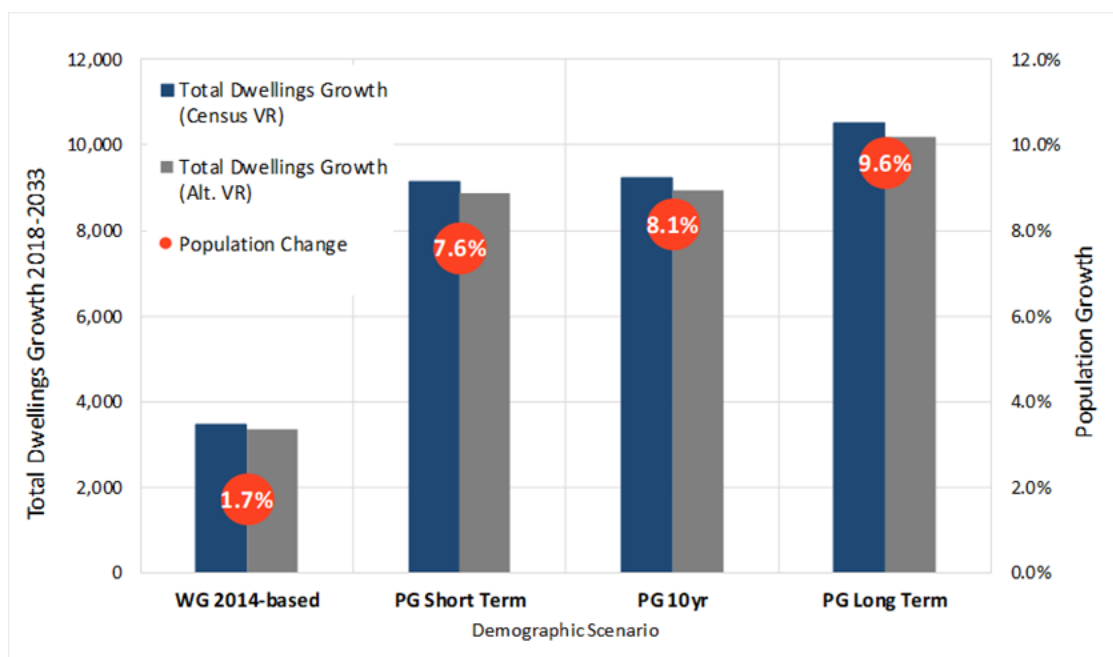


Figure 13: Average Annual Dwellings Growth and Population Growth for each Demographic Scenario

- 5.5 The **PG 10yr** and **PG Short Term** scenarios present very similar outcomes. Total dwelling growth exceeds 9,000 in both scenarios under the Census vacancy rate (9,221 and 9,147), falling below the 9,000 total under the alternative vacancy rate (8,942 and 8,871 respectively). The **PG Long Term**

⁴ Carmarthenshire Population and Household Forecasts – Edge Analytics Ltd (October 2018)

⁵ <https://gov.wales/draft-national-development-framework>

scenario estimates total dwelling growth of over 10,000 under each vacancy rate (692 and 671 dpa) and projects the highest population growth of 9.6% between 2018-2033.

- 5.6 Using a combination of economic activity rates, unemployment rate and commuting ratio assumptions, each scenario outcome has been converted to an estimated employment growth that could potentially be supported by its population change. Whilst the estimate for the **WG 2014-based** scenario is for employment decline, the three PG scenarios, with higher net-migration impacts, estimate an average employment growth of 288-439 pa.

Appendix A

Carmarthenshire Outside Brecon Beacons NP

Carmarthenshire Scenario Outcomes

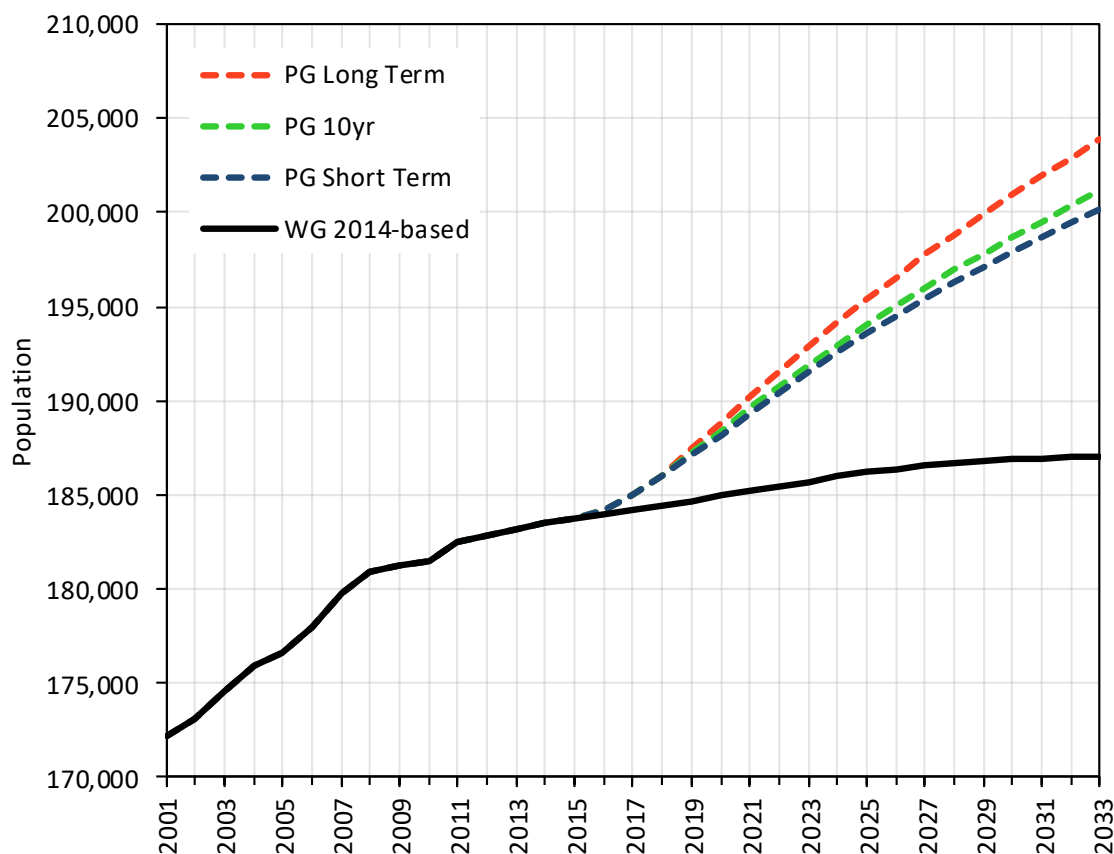


Figure 14: Carmarthenshire Population Growth 2001-2018 - Outside Brecon Beacons National Park

| Scenario | Change 2018 - 2033 | | | | Average per year | | | Total Dwellings Growth (Census VR) | Total Dwellings Growth (Alt. VR) |
|---------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------------------|---------------------|------------------------------------|----------------------------------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings (Census VR) | Dwellings (Alt. VR) | | |
| PG Long Term | 17,811 | 9.6% | 9,726 | 12.0% | 1,516 | 692 | 671 | 10,375 | 10,065 |
| PG 10yr | 15,115 | 8.1% | 8,538 | 10.6% | 1,337 | 607 | 589 | 9,108 | 8,835 |
| PG Short Term | 14,133 | 7.6% | 8,474 | 10.5% | 1,317 | 603 | 585 | 9,040 | 8,769 |
| WG 2014-based | 2,581 | 1.4% | 2,878 | 3.6% | 481 | 205 | 199 | 3,070 | 2,978 |

Table 3: Carmarthenshire Scenario Outcomes – Outside Brecon Beacons National Park

Appendix B

Economic Assumptions

Economic Activity Rates

- B.1 Economic activity rates (also referred to as labour force participation rates) are the proportion of the population that are actively involved in the labour force, either employed or unemployed and looking for work.
- B.2 As a part of the 2018 Fiscal sustainability report⁶, the Office for Budget Responsibility (OBR) published its latest long-term forecasts regarding changes to age and sex-specific economic activity rates. These are informed by age and sex-specific population projections and historical economic activity rates, whilst also accounting for the rising state pension age which increases economic activity rates among older age groups.
- B.3 The OBR national forecasts of economic activity have been used to estimate Carmarthenshire’s economic activity rate profile to 2033. For males, the 35-54 age-groups show a marginal reduction in economic activity rates between 2018-33; whilst females have increasing economic activity rates across all age groups, reflecting present and future socio-economic changes.
- B.4 The most significant changes are observed in the 60+ age groups, in which all economic activity rates increase for both sexes over the plan period. There are some especially large changes for older aged females over the plan period, as economic activity rates for 75-89 year-old females is projected to increase from 4.8% in 2018 to 11.9% by 2033.

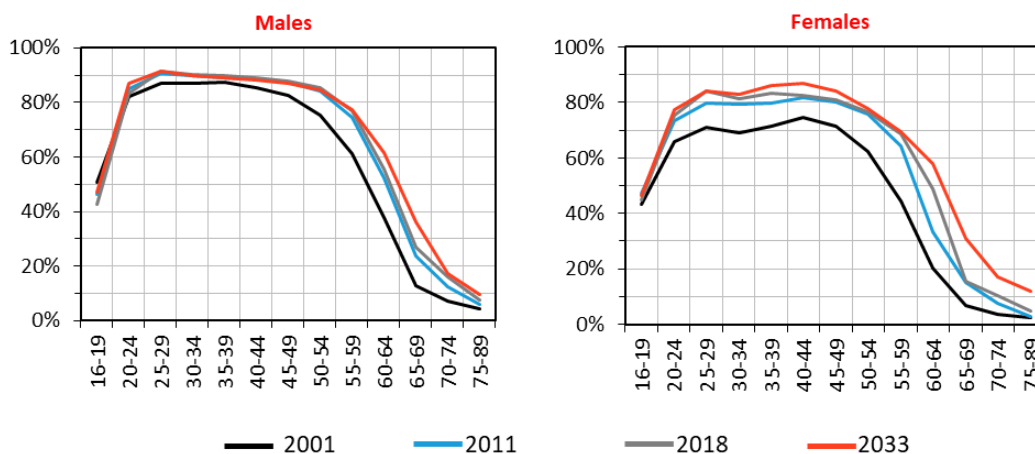


Figure 15: Carmarthenshire Economic Activity Rates: 2001, 2011, 2018 and 2033

Unemployment Rate

- B.5 Carmarthenshire’s unemployment rate has fallen steadily since 2013, reaching a low-point of 3.6% in 2018 (Figure 16).

⁶ <https://obr.uk/fsr/fiscal-sustainability-report-july-2018/>

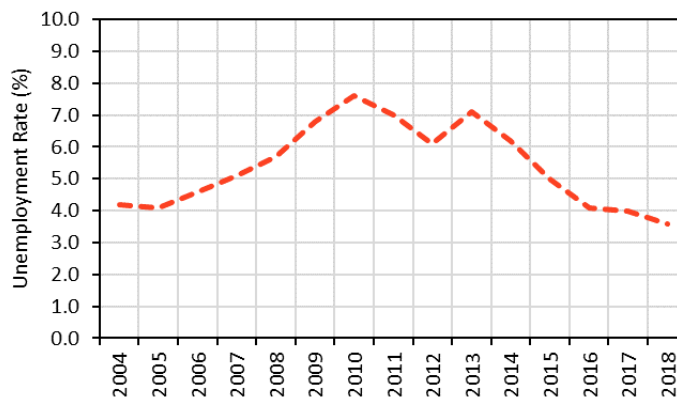


Figure 16: Carmarthenshire Unemployment Rate 2004-2018

- B.6 The unemployment rate is the proportion of unemployed people within the total economically active population. Its value is based on the ONS ‘model based’ estimates derived from the ONS Annual Population Survey⁷ (APS). The model-based approach improves on the raw APS output by also utilising data from the claimant count (a count of people claiming benefit for the principal reason of being unemployed). This increases the precision lost in the small and often unreliable sample size of the APS.
- B.7 Each scenario assumes a fixed 2018 unemployment rate value until the end of the plan period.

Commuting Ratio

- B.8 The commuting ratio indicates the balance between the number of resident workers and the level of employment (Figure 17).

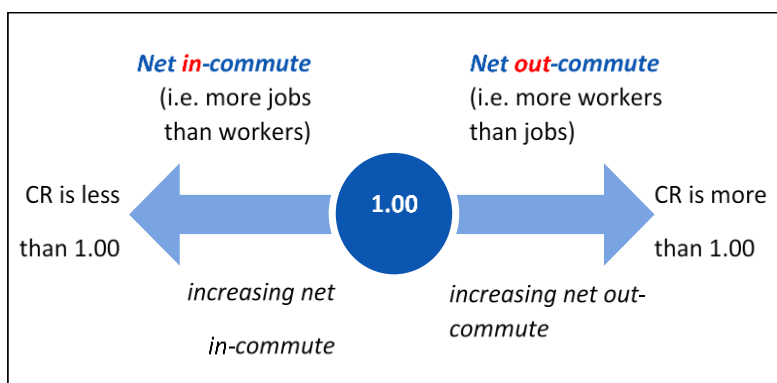


Figure 17: Commuting Ratio Summary

- 5.7 The 2011 Census recorded 81,402 workers in Carmarthenshire and an employment level of 74,569; resulting in a commuting ratio of 1.09 (i.e. more workers than employment in the area, resulting in a net out-commute from the UA).⁸
- 5.8 Each scenario assumes a fixed commuting ratio value of 1.09 until the end of the plan period.

⁷ https://www.nomisweb.co.uk/reports/lmp/la/1946157392/subreports/ea_time_series/report.aspx?

⁸ <https://www.nomisweb.co.uk/census/2011/wu02uk>

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**COMMUNITY SCRUTINY COMMITTEE
16TH OCTOBER 2019**

**FORTHCOMING ITEMS FOR NEXT MEETING
TO BE HELD ON 19TH NOVEMBER 2019**

In order to ensure effective Scrutiny, Members need to be clear as to the purpose of requesting specific information and the outcome they are hoping to achieve as a consequence of examining a report. Limiting the number of agenda items may help to keep meetings focused and easier to manage.

| Proposed Agenda Item | Background | Reason for report |
|------------------------------------|---|---|
| Universal Credit Roll Out - Update | The Committee on the 14 th February 2019 following consideration of a report on the roll out of Universal Credit in Carmarthenshire agreed for a six month update to be presented to the meeting, to include an update on food banks | To comply with the Committee's request for an update report |

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