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WEDNESDAY, 28 FEBRUARY 2024

TO: ALL MEMBERS OF THE COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE** WHICH WILL BE HELD IN THE **CHAMBER - COUNTY HALL, CARMARTHEN. SA31 1JP AND REMOTELY AT 10.00 AM ON THURSDAY, 7TH MARCH, 2024** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Kevin J Thomas
Telephone (direct line):	01267 224027
E-Mail:	kjthomas@carmarthenshire.gov.uk
This is a multi-location meeting. Committee members can attend in person at the venue detailed above or remotely via the Zoom link which is provided separately.	
The meeting can be viewed on the Authority's website via the following link:- https://carmarthenshire.public-i.tv/core/portal/home	

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

**COMMUNITIES, HOMES & REGENERATION SCRUTINY
COMMITTEE**

PLAID CYMRU GROUP - 7 Members

Cllr. Betsan Jones (Vice-Chair)

Cllr. Bryan Davies

Cllr. Terry Davies

Cllr. Handel Davies

Cllr. Ken Howell

Cllr. Denise Owen

Cllr. Russell Sparks

LABOUR GROUP - 4 Members

Cllr. Deryk Cundy (Chair)

Cllr. Rob Evans

Cllr. Martyn Palfreman

Cllr. Michael Thomas

INDEPENDENT GROUP - 2 Members

Cllr. Anthony Davies

Cllr. Hugh Shepardson

UNAFFILIATED 0 Members

A G E N D A

- 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. DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG) REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033** 5 - 148
- 5. EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORTS.** 149 - 154
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- 8. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON THE 26TH JANUARY 2024** 173 - 180

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Agenda Item 4 Communities, Homes and Regeneration Scrutiny Committee

7th March 2024

Subject:

Draft Supplementary Planning Guidance (SPG)
Revised Carmarthenshire Local Development Plan 2018 - 2033

Purpose:

- To set out the proposed SPG as contained within the report for approval to undertake formal consultation.
- To outline the process for the preparation and adoption of SPG as part of the documentation in support of the Revised LDP.

Set out the programme in relation to the preparation of future SPG including those identified as for forthcoming preparation and reporting.

THE SCRUTINY COMMITTEE IS ASKED TO:-

Review and assess the information contained in report and provide any recommendations, comments, or advice to the Cabinet Member and / or Director

Reason(s)

To formulate views for submission to the Cabinet / Council for consideration

CABINET MEMBER PORTFOLIO HOLDER

Cllr. Ann Davies - Cabinet Member for Rural Affairs & Planning Policy

Directorate:

Place & Infrastructure

Name of Head of Service:

Rhodri Griffiths

Report Author:

Ian R Llewelyn

Designations:

Head of Place and Sustainability

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EXECUTIVE SUMMARY
C H & R Scrutiny Committee
7th March 2023

Draft Supplementary Planning Guidance (SPG)
Revised Carmarthenshire Local Development Plan 2018 -
2033

1. Background.

This Report follows the publication of the 2nd Deposit Revised Local Development Plan (LDP) for public consultation between the 17th February 2023 and 14th April 2023. The 2nd Deposit Revised LDP sets out a strategy, vision, strategic and specific policies, proposals and development allocations as well as areas where policies have been designed to protect and enhance the environment from inappropriate development.

As part of implementing the content of the Revised LDP, it is often necessary for policies to be supported by supplementary guidance. This guidance is intended to support the interpretation and use of policies and proposals in the Plan. These are produced in the form of Supplementary Planning Guidance (SPG) and can be brought forward at various stages including to coincide with the adoption of the forthcoming Plan. They are required to undergo a formal consultation on their content prior to adoption.

In recognising the role of SPG in supporting the Plan's policies and provisions and as a means of providing additional detailed guidance, Appendix 3 of the Revised LDP identifies a series of proposed SPG for preparation during the Plan period through to 2033. These SPG range from thematic policy guidance through to site-specific Development Briefs. Each of these is accompanied by an indicative date for their publication and whilst not exhaustive, it does give a clear indication on the forthcoming areas where additional guidance will be produced.

Further commitments to prepare SPG are also contained within the Revised LDP Written Statement responding to specific policy considerations within the document. It is important to note that the timetable for their production is aligned with evolving priorities.

2. Draft SPG

3.1 This report sets out three specific SPG for public consultation, each relating to a specific policy areas within the Revised LDP. Further details on these are set out below with copies of the draft SPG appended to this report.

- **Sites of Importance for Nature Conservation (SINCs):**

Sets out the methodology for the future identification and designation of SINCs across the Plan area. These represent a local environmental designation on sites which offer significant potential as a biodiversity resource. In setting out the methodology, the SPG sets out the parameters against which any site will be designated.

By consulting on the methodology, we are seeking to ensure that the method for any future designations are fully informed, transparent and robust. At present there are no SINCs identified within the plan area, however it is the objective of the Authority to actively explore their designation.

- **Welsh Language;**

This SPG reflects the importance of the Welsh language to Carmarthenshire and seeks to elaborate on the progressive policy approaches and the innovative supporting assessment of a development's impact on the language developed as part of the Revised LDP – including the recognition of the whole of Carmarthenshire as linguistically sensitive. It

recognises the potential positive and negative impacts on the language and that the pressures on the use of the language in Carmarthenshire's communities are influenced by a number of social factors. It sets out the role planning can play including through the determination of individual applications and potential mitigation on safeguarding and promoting the use of the Welsh language.

- **Open Space: Requirements for Integrating Open Spaces within New Residential Developments;**

The SPG sets out the positive role well-designed open space can play as part of development, alongside the wider built environment. When coupled with effective design solutions and sympathetic management, open spaces can play an essential part in contributing towards the health and wellbeing of residents, user, and visitors alike and help create that sense of place and embed the principles of sustainable development.

It sets out the requirements for integrating open spaces within new residential developments providing design criteria and streamlining the process of calculating section 106 contributions, and assisting in decision making. It proposes incorporating requirements for greenspaces and community growing spaces in accordance with the 'Beyond Six Acre Standard'. It has been developed with the support of Play Sufficiency, Ecology, Leisure, Active Travel, and Estates.

Copies of the Draft SPG are appended to this report. It should be noted that the content of the SPG are subject to ongoing development/refinement and will be updated as this report progresses through to Council for consideration

Next Steps

Following Council approval, the draft SPG set out in this report will be subject to a 6-week public consultation which will be undertaken in a manner consistent with the approach set out within the Delivery Agreement for the Revised LDP. Following the consultation, the representations received will, along with any recommended amendments to the SPG, be reported back through the democratic process ahead of Council approval.

It should be noted that the SPG relate to the emerging Revised LDP and not the current adopted Plan. In this respect they will come into force concurrent with the adoption of the emerging Revised LDP, scheduled for November/December 2024.

Future SPG Production

As stated above, the Revised LDP identifies a programme for future SPG preparation – this is appended to this report along with the projected programme for development and is for information only and is subject to change. Based on this programme and to respond to emerging pressures, a further report setting out additional draft SPG will be entering the reporting cycle early 2024. These include:

- Landscape Character Assessment.
- Improvement and Alterations to Historic Buildings

It should be noted the Landscape Character Assessment SPG is being brought forward to reflect the need to provide additional clarity and revised priorities.

DETAILED REPORT ATTACHED ?	YES
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IMPLICATIONS

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

Signed: R Griffiths

Head of Place and Sustainability

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

1. Policy, Crime & Disorder and Equalities

The Revised LDP and these associated SPG identify and develops the links and requirements necessary to ensure they, and the processes in their 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, and by extension these SPG, 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 Carmarthenshire Well-being Plan.

The LDP and these SPG will have full regard to the national legislative provisions and will relate and have regard to the Carmarthenshire Well-being Plan. They 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 within the Plan, reflective of its duties.

2. Legal

The preparation of the draft SPG and 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.

Their preparation also has appropriate regard to other sources of primary and secondary legislation including the Environment (Wales) Act and the Well-being of Future Generations Act 2015. They must also have regard to the provisions of the Habitat Regulations as transposed into the Conservation of Habitats and Species Regulations 2017 (as amended) and our legal duties as competent authority.

Their preparation 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.

Note: The Revised LDP will be required to comply with the provisions of Future Wales: the National Plan 2040 (formerly the National Development Framework) which sets out a high-level spatial strategy for Wales.

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.

Should the Planning Division Budget not be able to provide further funding necessary to meet the statutory requirements emerging from the specialist input necessary to address the phosphates impacts, then an application will be made for further funding. In addition, we will look to share financial burden of such work with partners and seek financial assistance (where applicable) from the Welsh Government as well as maximising grant income (where available).

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.

6. Staffing Implications

Whilst the progression of the Revised LDP will be delivered through current staffing provisions, any delay may require extensions to contracts of those temporary posts in place to support Plan preparation and delivery. Funding would be through current financial provisions and/or future growth items.

Provision will be required for a Programme Officer for the Examination into the LDP (scheduled 2023/24), this accommodated within existing financial provisions.

8. Biodiversity and Climate Change

The report and its provisions have full regard to our duties in relation to the biodiversity and climate change responsibilities. In this regard both the proposed SPG in relation to Sites of Importance for Nature Conservation and that for open space include provisions compatible with our duties under the environment act and as expressed through the declaration of nature emergencies as well as delivering on the nature and biodiversity requirements set out in Planning Policy Wales.

It should be noted that SPG support the implementation and provision of the Revised LDP which has been prepared against the backdrop of legislation and corporate policies.

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED

YES

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
2nd Deposit Revised Local Development Plan		Second Deposit Revised Local Development Plan (gov.wales)
Integrated Sustainability Appraisal and Habitats Regulations Assessment		Integrated Sustainability Appraisal and Habitats Regulations Assessment (gov.wales)
Revised Delivery Agreement		Delivery Agreement (gov.wales)
Local Development Plan 2018 - 2033		Local Development Plan 2018 - 2033 (gov.wales)

**Draft Supplementary Planning Guidance:
Methodology for Determining SINCs in
Carmarthenshire
October 2023**

Revised Local Development Plan 2018 – 2033

1 Introduction

This Supplementary Planning Guidance (SPG) is one of a series of guidance notes that has been produced to supplement and support the Revised Carmarthenshire Local Development Plan (LDP). It provides further guidance and, where applicable, elaborates on how policies and proposals of the Development Plan are to be implemented. This SPG in particular supplements the consideration and application of specifically Policy NE1. The SPG is intended to provide the framework for the identification and designation of Site of Importance for Nature Conservation (SINC) and will ensure consistency and robustness in their designation and the resultant application of the LDP policy. The SPG does not apply to the area of Carmarthenshire which falls within the Brecon Beacons National Park.

Sites of Importance for Nature Conservation are an important resource in Carmarthenshire, covering significant areas of biodiversity priority habitats and species. Designation is based on objective scientific criteria for Carmarthenshire that accord with the Wales wide guidelines. This SPG sets out the methodology for designation of SINCs, however, LDP policy will be applied to all sites that meet the criteria for designation.

In interpreting this guidance, regard should also be had to the other pertinent policies of the LDP.

This guidance is intended to ensure that all parties, including decision makers and applicants, receive clear advice and information in respect of the designation and identification of SINCs.

The Council will have regard to this SPG when making planning decisions. It is a material consideration in the determination of planning applications and appeals, alongside the policies and provisions of the LDP and other SPG.

In accordance with good practice, applicants are encouraged to discuss developments with officers before submitting an application where there may be implications with the provisions of Policy NE1 and the designated SINCs.

2. Status of the Supplementary Planning Guidance

This SPG is subject to a 6-week consultation exercise conducted in a manner consistent with that set out within the Delivery Agreement for the Revised Local Development Plan (rLDP).

3 Policy Context

CCC's 2nd deposit Revised Local Development Plan 2018 – 2033

NE1: Regional and Local Designations Development proposals that will result in adverse effects to a Local Nature Reserves (LNR), Site of Importance for Nature Conservation (SINC), and/or Regionally Important Geological/Geomorphological Site (RIGS), will only be permitted where it can be demonstrated that:

All adverse impacts are addressed in accordance with the mitigation hierarchy; Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impacts upon these sites resulting from the proposal; or in exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard conservational interests of the site.

Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.

Paragraph 11.412 of the Revised LDP states 'Sites of Importance for Nature Conservation Value (SINCs) offer significant potential as a biodiversity resource. Whilst there are no SINCs identified within the plan area, it remains an objective of the authority to actively explore their designation. Any future designation of SINCs will be in accordance with emerging SPG detailing the revised methodology for underpinning their identification. This SPG will be produced concurrently with the adoption of the Plan (2nd deposit revised Local Development Plan 2018 – 2033)'

Environment (Wales) Act 2016

6 Biodiversity and resilience of ecosystems duty

(1) A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

(2) In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects—

(a) diversity between and within ecosystems;

(b) the connections between and within ecosystems;

(c) the scale of ecosystems;

(d) the condition of ecosystems (including their structure and functioning);

(e) the adaptability of ecosystems.

...

(5) In complying with subsection (1), a public authority other than a Minister of the Crown or government department must have regard to—

(a) the list published under section 7;

(b) the state of natural resources report published under section 8;

(c) any area statement published under section 11 for an area that includes all or part of an area in relation to which the authority exercises functions.

(6) A public authority other than a Minister of the Crown or government department must prepare and publish a plan setting out what it proposes to do to comply with subsection (1).

7 Biodiversity lists and duty to take steps to maintain and enhance biodiversity

(1) The Welsh Ministers must prepare and publish a list of the living organisms and types of habitat which in their opinion are of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales.

(2) Before publishing a list under this section the Welsh Ministers must consult the Natural Resources Body for Wales (“NRW”) as to the living organisms or types of habitat to be included in the list.

(3) Without prejudice to section 6, the Welsh Ministers must—

(a) take all reasonable steps to maintain and enhance the living organisms and types of habitat included in any list published under this section, and

(b) encourage others to take such steps.

(4) The Welsh Ministers must, in consultation with NRW—

(a) keep under review any list published by them under this section,

(b) make such revisions of any such list as appear to them appropriate, and

(c) publish any list so revised as soon as is reasonably practicable after revising it.

(5) In exercising their functions under this section, the Welsh Ministers must apply the principles of sustainable management of natural resources.

Planning Policy Wales 11

Designated Sites

6.4.10 Many of the most important areas of nature conservation value have been statutorily designated. These statutorily designated sites make a vital contribution to protecting biodiversity and can also be important in providing opportunities for achieving wider well-being objectives.

Hierarchy of Designations: International, National, Local

6.4.11 Planning authorities must have regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests. Further guidance, particularly in relation to Natura 2000 sites, is contained in TAN 5: Nature Conservation and Planning.

6.4.12 The supporting reasoning for the designation at all levels and an outline of the qualifying features of the designation should be clearly recorded as part of the Green Infrastructure Assessment and considered in formulating development plans, when designing new development proposals and in development management decisions.

Figure 12: Designated Sites Hierarchy

Tier	Name	Statutorily and Non-Statutorily Protected Sites
<i>International</i>	<i>Special Area of Conservation</i>	<i>Statutory</i>
	<i>Special Protection Area</i>	<i>Statutory</i>
	<i>Ramsar sites</i>	<i>Statutory</i>
	<i>UNESCO Biosphere Reserve</i>	<i>Non-Statutory</i>
<i>National</i>	<i>Site of Special Scientific Interest</i>	<i>Statutory</i>
	<i>National Nature Reserve</i>	<i>Statutory</i>
<i>Local</i>	<i>Sites of Importance for Nature Conservation</i>	<i>Non-Statutory</i>
	<i>Local Nature Reserve</i>	<i>Non-Statutory</i>
	<i>Local Wildlife Sites</i>	<i>Non-Statutory</i>

Protection of Non-statutory Designations

6.4.20 Although non-statutory designations carry less weight than statutory designations, they can make a vital contribution to delivering an ecological network for biodiversity and resilient

ecosystems, and they should be given adequate protection in development plans and the development management process. Before authorising development likely to damage a local wildlife designation, planning authorities should give notice of the proposed operation to the County Ecologist and third sector environmental organisations. Where a Green Infrastructure Assessment has identified that certain features or characteristics of the site need to be conserved or enhanced, planning authorities should state in their development plans what features or characteristics require this extra protection and why, and explain how the policies will achieve this protection. Assessments should similarly consider the presence of protected and priority species including those on the Section 7 list and appropriate weight attached to their protection. Policies for non-statutory sites should make it clear that such designations do not preclude appropriate developments, where there are no adverse impacts on the features for which a site is designated.

Technical Advice Note (TAN) 5: Nature Conservation and Planning

TAN5 states: **5.5 Local Sites**

Local Sites: includes Sites of Interest for Nature Conservation (SINCs), Local Nature Reserves (LNRs), Wildlife Sites and Regionally Important Geological Sites (RIGS)

5.5.1 Local sites have an important role to play in meeting biodiversity targets and contributing to the quality of life and well-being of the community. Paragraph 5.3.11 of PPW explains the policy in respect of such sites. Policies in UDPs and Local Development Plans provide for their protection. The nature conservation interests for which they have been designated are a material consideration in planning decisions.

5.5.2 Locally designated sites should be subject to the application of rigorous criteria to ensure their designation is justified on biological or geological grounds. The process of designating and maintaining the sites should be transparent with records and assessments publicly available, unless information about particular species is sensitive in terms of their protection. Developers should be able to identify how their proposals may affect the interests for which the sites are designated (either positively or negatively) and where relevant, how the sites contribute to wider ecological networks or mosaics.

5.5.3 The conservation and enhancement of locally designated sites is an important contribution to the implementation of Biodiversity Action Plans and to the management of features of the landscape of major importance for wild flora and fauna (see paragraph 3.2.2 above). Developers should avoid harm to those interests where possible. Where harm is unavoidable it should be

minimised by mitigation measures and offset as far as possible by compensation measures designed to ensure there is no reduction in the overall nature conservation value of the area or feature. Where locally designated sites may be affected, developers should consult the local planning authority and Wildlife Trust and/or Local Record Centre to agree the information that will be required to assess the implications of the development and mitigation and compensatory measures.

5.5.4 Where development proposals may affect national or local BAP habitats or species the same principles apply as to locally designated sites in paragraph 5.5.2 above (see further habitats and species of principal importance for biodiversity in Wales in section 6.5 below).'

4 Terminology

Many titles are used for biological Local Sites, including, Biological Heritage Site, Site of Nature Conservation Interest (SNCI), Sites of Interest for Nature Conservation (SINC), Site of Biological Interest and Site of Community Interest, whilst the term 'Wildlife Site' is the title preferred by the UK Wildlife Trusts Partnership.

In Wales, Site of Interest for Nature Conservation (SINC) is the recognised term used in WAG planning guidance and local planning policies for biological Local Sites. It is suggested that SINC continues to be used in that context, a SINC may be considered a Wildlife Site when owner's agreement, management advice and/or assistance, and potentially funding have been provided. Local geological sites are called RIGS, Regionally Important Geological Sites, recognized by WAG planning guidance and local planning policies.

5 SINC designation

SINC designation in Carmarthenshire will follow the Guidelines for the Selection of Local Sites in Wales, 2008 (Wales Biodiversity Partnership) (hereafter, SINC Guidelines), or any subsequent upgrades to these guidelines.

Carmarthenshire Council welcomes submissions of candidate SINC's from organisations and individuals that follow sections 3.1 – 3.2 below.

Requirements for designation - reports

Submissions of candidate SINC's shall be presented in a report and describe the existing ecological value of the candidate SINC, this will usually be principally based on botanical survey but with consideration of other potential protected or priority species that may be present. Reports must follow section 7 of the SINC Guidelines. It must be clear in the report that the proposed site meets one or more of the habitats or species guides described in the SINC Guidelines.

In addition to this, GIS (Geographical Information Systems) data in the format of shape files must be provided to provide visual representation of the proposed boundaries of the candidate SINC.

a. Expertise

The report shall be prepared and reviewed by an appropriately experienced ecologist, naturalist or conservationist. Evidence of relevant experience, qualifications and any professional memberships must be provided.

b. Requirements for designation – GIS datasets, remote sensing, and aerial imagery

SINC designation of groups of sites may be possible based on GIS data, remote sensing, and aerial imagery where that data can be shown to be accurate enough to meet the SINC Guidelines.

Groups of sites must be assessed by the expert panel before being confirmed as SINC's.

c. The expert panel

Carmarthenshire County Council will establish a panel of relevant experts to manage the process of assessing SINC's against the SINC Guidelines and selecting sites for designation. The basis for individual site selection will be recorded for each site in terms of the species, habitat or feature for which it was judged to be of substantive value and the criteria on which it was selected.

d. Ecological networks

Small, isolated populations of species are far more vulnerable to extinction than populations that can disperse and interbreed with other populations. The effects of climate change are likely to increase local extinctions among small, isolated populations. It is important to maintain and

enhance ecological networks of semi-natural habitats that have a high degree of connectivity. The Habitat Regulations require planning policies which conserve features of the landscape that are of major importance for wild flora and fauna, including those linear features that are essential for the migration, dispersal and genetic exchange of wild species.

Information gathered from ecological network datasets such as Natural Resources Wales' Habitat Networks and Priority Ecological Networks (PENs) will be used to help inform the overall value and boundaries of the proposed candidate SINC.

e. SINC mapping

Sites selected by the expert panel will be designated as SINC and accessibly mapped. SINC locations will be available to the public and reports will be available by public request.

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REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN

2018- 2033

DRAFT SUPPLEMENTARY PLANNING GUIDANCE:

WELSH LANGUAGE

October 2023

DRAFT SUPPLEMENTARY PLANNING GUIDANCE

WELSH LANGUAGE

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1. Introduction

- 1.1 This Supplementary Planning Guidance (SPG) is one of a series of guidance notes that has been produced to supplement and support the Revised Carmarthenshire Local Development Plan (LDP). It provides further guidance and, where applicable, elaborates on how policies and proposals of the Development Plan are to be implemented. This SPG in particular supplements the consideration and application of Strategic Policy 8: Welsh Language and Culture and WL1: Welsh Language and New Developments. It also shows ways in which the planning system can deliver the Welsh Government and Carmarthenshire County Council objectives and targets for protecting, promoting and enhancing the use of the Welsh language. The SPG is intended to give greater detail on specific issues than is possible or appropriate in the Carmarthenshire LDP. The SPG does not apply to the area of Carmarthenshire which falls within the Brecon Beacons National Park.
- 1.2 In interpreting this guidance, regard should also be had to the other pertinent policies of the LDP. This SPG should be read alongside Topic Paper: The Welsh Language¹ which has been produced as supporting information to the preparation of the LDP.
- 1.3 This guidance is intended to ensure that all parties, including decision makers and applicants, receive clear advice and information in respect of the requirements in relation to the Welsh language, and the consideration of proposals where they may have an effect on the Welsh language within communities.
- 1.4 The Council will have regard to this SPG when making planning decisions. It is a material consideration in the determination of planning applications and appeals, alongside the policies and provisions of the LDP and other SPG.
- 1.5 In accordance with good practice, applicants are encouraged to discuss developments with officers before submitting an application.

2. Status of the Supplementary Planning Guidance

- 2.1 This SPG is subject to a 6-week consultation exercise conducted in a manner consistent with that set out within the Delivery Agreement for the Revised Local Development Plan (rLDP). The rLDP and its associated documents (of which this guidance forms a part) will progress through an examination in public conducted by an independent Planning Inspector, following which it will be adopted under the

¹ [welsh-language-topic-paper-cover-eng-merged.pdf \(gov.wales\)](#)

aeigis of and concurrent with the rLDP.

3. The Welsh language in Carmarthenshire

- 3.1 The Welsh language plays an important role in the social, cultural and economic lives of residents of, and visitors to, Carmarthenshire. The county is home to 72,800 Welsh speakers (Gwynedd is the only local authority with a higher number), which is equivalent to 39.9% of its population. According to the 2021 census data, there are 538,300 Welsh speakers who compose 17.8% of the population of Wales. Carmarthenshire is the county with the fourth highest percentage of Welsh speakers in the country.
- 3.2 Between 2011 and 2021, census data shows that the percentage of Welsh speakers in Carmarthenshire fell from 43.9% to 39.9%. This is the largest drop in percentage points of any local authority area in Wales for the second census running. It should be noted, however, that this drop is smaller than in the last census (a 6.4% drop was reported between the 2001 and 2011 censuses). This decline is not unique to Carmarthenshire, and it is the case that most local authorities in Wales were subject to similar decreases. Increases in the percentage of Welsh speakers were recorded in only four local authority areas (Cardiff, Vale of Glamorgan, Rhondda Cynon Taf and Merthyr Tydfil). Other parts of ‘Y Fro Gymraeg’ (the Welsh speaking heartlands) also saw reductions in the percentage and numbers of Welsh speakers. Various agencies including Welsh Government has raised concerns about the future of the Welsh language in these areas where the language has traditionally been at its strongest.

4. Planning and the Welsh language

- 4.1 New development can potentially have both beneficial as well as harmful effects and consequences on the Welsh language and communities. Beneficial effects/consequences can occur if development encourages Welsh speakers to remain in their communities by providing housing opportunities (both market and affordable), by providing employment opportunities (particularly employment which requires Welsh language skills), and also in instances where it supports the viability of community facilities, such as schools. Harmful effects/consequences can occur when a disproportionate number of non-Welsh speakers move into a community which can often have cumulative effects by reducing the use of the Welsh language among Welsh speakers. It is the impact of development on the community, rather than on particular individuals, that is relevant to the planning system.

- 4.2 Since the publication in 1998 of Circular 53/88, the Welsh language has been an important planning consideration in the creation of land use policies and in the decision-making process on planning applications.
- 4.3 Nevertheless, the isolation of the exact effect and eventual consequence of an individual development on language use in a given spatial community over a period of time is a matter that is difficult to analyse and prove decisively. Ensuring a thriving Welsh language in spatially defined communities in Wales will depend on a wide variety of factors, including those which relate to education, demography, community changes and capacity, housing access, and a sound economic base, all of which are intrinsically linked. These economic, social and environmental factors influence one another and change in one aspect can often affect another aspect.
- 4.4 A high-level Welsh language impact assessment of the second draft deposit rLDP was conducted as part of the rLDP process ([add link to rLDP WLIA](#)). This SPG gives further guidance on the methodology for conducting a WLIA of developments for which planning application is sought.

5. The Legislative and Policy context

The Legislative Context

Planning status

- 5.1 Section 31 of the Planning (Wales) Act 2015 amends section 70 of the Town and Country Planning Act 1990 by adding the following clause: "*any considerations relating to the use of the Welsh language, so far as material to the application.*" This means that it is incumbent when making a decision on a planning application to include considerations in relation to the Welsh language, where it is relevant to that application.

Well-being of Future Generations (Wales) Act 2015

- 5.2 From 1 April 2016, local planning authorities must demonstrate, for each planning application determined, they have considered how the application complies with the Well-being of Future Generations Act 2015. This means working towards achieving the seven well-being goals including the well-Being Goal of "a vibrant culture and thriving Welsh language". However, the development plan where relevant to the application and other relevant material considerations remain the primary considerations when determining applications.

The National and Regional Policy Context

Planning Policy Wales

- 5.3 PPW reinforces the role of the planning system to support the delivery of sustainable development and the Well-being of Future Generation goals. Within the context of Strategic and Spatial Choices aspect of Placemaking “the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal”. (para. 3.25). Paragraph 3.28 goes on to state “considerations relating to use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission.”
- 5.4 In terms of assessing impact on the Welsh language “If required, language impact assessments may be carried out in respect of large developments not allocated in a development plan which are proposed in areas of particular sensitivity or importance for the language. Any such areas should be defined clearly in the development plan.”

Technical Advice Note (TAN) 20

- 5.5 In relation to development management, TAN 20’s guidance can be summarised as follows:
- A WLIA may be undertaken for a large development on a windfall site in an area it has defined as linguistically sensitive.
 - Large developments would normally be defined as 10 or more residential developments or developments over 1000 sq. metres or 1 hectare but LPAs may set locally-appropriate thresholds in the LDP, based on evidence.
 - The LPA is responsible for conducting any assessment and for determining its form.
 - Impact assessments may be conducted for any type of windfall development proposals but LPA's should carefully consider what benefit is expected from assessing employment, commercial or retail development. Evidence from the language impact assessment may be material to the application and may inform whether measures to mitigate or enhance the impacts of the development on the Welsh language may be applied.
 - Circumstances in which the LPA expect mitigation or enhancement measures to be applied should be identified in the LDP while further matters of detail may be set out in supplementary planning guidance (SPG).
 - Mitigation measures may be applied to the permission either through conditions or section 106 obligations.

Cymraeg 2050

- 5.6 In 2017, Welsh Government published *Cymraeg 2050: A million Welsh speakers*.² This document sets out a national, thirty-three-year strategy to increase the number of persons in Wales who can speak Welsh by nearly 80% from the 562,000 recorded in the 2011 population census and doubling its everyday use by the Welsh public from 10% to 20%.
- 5.7 “Our vision is to secure favourable circumstances throughout the country that support language acquisition and use of Welsh language skills. We want to see an increase in language transmission in the family, early introduction of Welsh to every child, an education system that provides Welsh language skills for all, and greater appreciation of Welsh language skills in the workplace. At the same time, we are committed to supporting people to use Welsh socially, at work, and when accessing services.”³
- 5.8 Where material to the application, a Welsh language impact assessment should assess the likelihood that the proposed development will result in more people learning Welsh and an increase in people’s daily use of Welsh in line with *Cymraeg 2050* targets.

The Local Context

Carmarthenshire Welsh Language Promotion Strategy 2023 - 2030

- 5.9 The local authority’s aim is to “make Welsh the main language of the County. Our aim is to restore Welsh to a language spoken and used by the majority of our inhabitants consistently, and in all aspects of life.” The vision that gives direction to the efforts of the local authority and its partners is set out in the strategy:

“We want to see an increase in the proportion of Carmarthenshire residents who can speak Welsh and use their Welsh consistently. We want to see the Welsh language as a working and operating norm in the County’s public institutions and increasingly prevalent in the County’s businesses. We want our young people to see a future for themselves in the County in sustainable and prosperous Welsh communities, economically, culturally and socially.”⁴

Welsh in Education Strategic Plan (WESP) 2022- 2032

² [Cymraeg 2050: Welsh language strategy | GOV.WALES](#)

³ Op. Cit., p. 7

⁴ [welsh-language-promotion-strategy-23-28.pdf \(gov.wales\)](#) p.5.

- 5.10 Carmarthenshire’s 2022-2032 Welsh in Education Strategic Plan (WESP) presents how the Council intends to achieve the Welsh Government’s outcomes and targets outlined in their Welsh Medium Education Strategy (WMES). The WMES sets out the Welsh Government’s vision for an education and training system that responds in a planned way to the growing demand for Welsh-medium education. The aim is to facilitate an increase in the number of people of all ages able to use the Welsh language with their families, in their communities and in the workplace.
- 5.11 Carmarthenshire’s WESP is a key vehicle for creating an improved planning system for Welsh-medium education. The WESP will provide the means for the Welsh Government to monitor the way in which the Council responds and contribute to the implementation of the WMES objectives.
- 5.12 The Council must provide information and targets against 7 learning areas or strategic outcomes as follows:
- **Outcome 1-** More nursery children / three-year olds receive their education through the medium of Welsh
 - **Outcome 2-** More reception class children / five-year olds receive their education through the medium of Welsh
 - **Outcome 3-** More children continue to improve their Welsh language skills when transferring from one stage of their statutory education to another
 - **Outcome 4-** More learners study for assessed qualifications in Welsh (as a subject) and subjects through the medium of Welsh
 - **Outcome 5-** More opportunities for learners to use Welsh in different contexts in school
 - **Outcome 6-** An increase in the provision of Welsh-medium education for pupils with additional learning needs (ALN)
 - **Outcome 7-** Increase the number of teaching staff able to teach Welsh (as a subject) and teach through the medium of Welsh.
- 5.13 The Plan details how the Council aims to achieve each of these outcomes over the ten-year period of the Plan and provides a set of targets for each outcome and a pathway for achieving those targets.
- 5.14 By September 2032, Carmarthenshire County Council's aspiration is that 75% of all Year 1 pupils will attend Welsh-medium education.

5.15 The draft second deposit rLDP provides broad policies along with land allocations for the main uses such as housing, employment and retail, help shape the future of the Plan area in a physical and environmental way as well as influencing it in economic, social, cultural and linguistic terms. The Scheme therefore seeks to:

1. provide direction for the Local Planning Authority to make rational and consistent decisions on planning applications by providing a policy framework consistent with national policy; and
2. steer development to appropriate locations over the period to 2033.

Strategic Policy – SP 8: Welsh Language and Culture

The Plan supports development proposals which safeguard, promote and enhance 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. All development proposals subject to WL1, will be expected to identify measures which enhance the interests of the Welsh language and culture.

The need to safeguard, promote and enhance 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 language no less favourably than the English language.

WL1: Welsh Language and New Developments

All development proposals throughout Carmarthenshire will be required to safeguard, promote and enhance the Welsh language.

The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard, promote and enhance the Welsh language:

- a. Residential developments of 5 or more dwellings which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies HOM1 and HOM3; or
- b. Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence; or,
- c. Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare.

Proposals on unanticipated windfall sites for large scale housing development or large scale employment development that would lead to a significant workforce flow are

required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language.

Proposals which do not accord with the Plan's housing trajectory (Appendix 7) 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.

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, and/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 SP8 - 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.

What developments are covered by SP8 and WL1?

- 5.16 Development proposals come in many forms, from large factory sites to householder extensions. The Development Management Manual explains that development management (DM) should “be proportional to the scale and complexity of the potential impact of the proposal on the public interest”.
- 5.17 Policy WL1 requires all development proposals, throughout the LDP area (that require express approval through the submission of a planning application) to give due consideration of the need to safeguard, promote and enhance the interests of the Welsh language. The DMM Guidance, however, requires requests for additional information to be reasonable and proportionate to the proposal. The majority of householder, minor or incremental physical changes to land or buildings (operational development) or material changes of use (operational changes to the way land is used) are highly unlikely on their own to have a significant impact on the public interest of advancing a thriving Welsh language. Further guidance on what additional information may be required in cases of concerns around

cumulative impacts are given below.

- 5.18 Strategic Policy SP1 makes clear that one of the goals of the LDP is to help promote the interests of the Welsh language by seeking to ensure that all developments safeguard, promote and enhance those interests.
- 5.19 In terms of overall growth, the high level Welsh Language Assessment of the preferred strategy concludes that, compared to the current LDP (business as usual), the draft second deposit rLDP has a realistic possibility of helping to safeguard, promote and enhance those interests, albeit with the risk that the benefits of retaining a higher proportion of young people may be outweighed by attracting a disproportionately higher number of inward migration of older people to live in the rLDP area.
- 5.20 In terms of location, the high-level Welsh Language Assessment of the preferred spatial strategy concluded that, compared to the current (business as usual) strategy, the Plan is likely to have a minor positive effect on the interests of the Welsh language by providing opportunities for appropriate scale sustainable development to happen across the rLDP area at all four tiers and all six clusters.
- 5.21 In terms of the requirements of SP1 (and of PPW and TAN 20), all development proposals that are in accordance with the draft second deposit rLDP (that is on allocated land and in accordance with the planned release of such allocations) are presumed to be covered by the WLIA of the plan itself unless material considerations (including new information) relating to the health and resilience of the Welsh language outweigh the policies and proposals of the Plan.
- 5.22 The draft second deposit rLDP assumes that 8,822 dwellings will need to be delivered in the Plan area to meet housing requirements during the period up to the end of the plan in 2033. In delivering the number of homes set above, this Plan 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 10% flexibility through a further 882 homes, is included to ensure we meet the need identified.
- 5.23 The County Council has categorised the whole county as linguistically sensitive and Policy WL1 covers all significant developments, including housing, employment, retail and commercial development. Thus, the LPA will require all housing and employment generating development proposals on windfall sites, including those not anticipated and/or falling outside settlement limits, that are likely to have a

significant impact be disproportionate to on the number of Welsh speakers in the community, to screen and/or conduct a Welsh language impact assessment.

- 5.24 Planning Policy Wales states that, “if required, language impact assessments may be carried out in respect of large developments not allocated in a development plan which are proposed in areas of particular sensitivity or importance for the language. Any such areas should be defined clearly in the development plan.”
- 5.25 TAN 20 states: “When a LPA receives a proposal for a large development on a windfall site in an area it has defined as linguistically sensitive or significant, an assessment of the likely impact of the development on the Welsh language may be undertaken.”
- 5.26 The County Council has categorised the whole county as linguistically sensitive. Thus, the LPA will require all housing- and employment-generating development proposals on windfall sites, including those not anticipated and/or falling outside settlement limits, that are likely to be disproportionate to the number of Welsh speakers in the community, to screen and/or conduct a Welsh language impact assessment.

Welsh Language Impact Assessments

- 5.27 Welsh Language Community Profiles (WLCP) and Welsh Language Impact Assessments (WLIA) are both important steps in the development management process where relevant. While they are often confused with Welsh language statements and one another, they each play a different and distinct role. Put simply, Welsh language profiles describe the host community where the proposal is to take place while Welsh language impact assessments define the proposed activity and what effect it will have on the host community.

What are Welsh Language Community Profiles (WLCP)?

- 5.28 Welsh Language Community Profiles (WLCP’s) investigate the Welsh language characteristics of the host community and result in detailed documents which define the Welsh language values associated with the context of the proposal. It will help the reader (developer, consultee, decision maker) to understand the sensitivity of the host community to various scales of development. WLCP’s involve profiling through researching and collecting relevant information about the values of a ‘receiving host community’ (e.g. field surveys, public or purchased data, literature reviews and other methods).

- 5.29 A WLCP provides the basis on which to prepare a Welsh Language Action Plan and/or Welsh Language Impact Assessment required under Policy WL1.

What are Welsh Language Impact Assessments?

- 5.30 In comparison, a Welsh Language impact Assessment (WLIA) is required where the proposal (whether its nature, size or location) a priori, is deemed to have likely significant effects on the Welsh language communities. Carmarthenshire LPA's view is that unforeseen developments above a certain scale (i.e., those on windfall sites) have not been taken into consideration in determining the nature, scale and location of growth in the rLDP and therefore need to be assessed for likely significant effects and whether actions need to be taken to avoid, reduce, or mitigate adverse harm or enhance benefits to the host community.
- 5.31 WLIA is a tool to identify potential Welsh language and other relevant socio-economic impacts of a project on a host community prior to decision making. It not only identifies the sensitivity of the receptor community (as in WLCPs) but also looks at the characteristics of the proposed development, carries out an in-depth examination of the effects that proposed activity will have on the receptor community (and may offer suggestions of alternatives) and makes a judgment about the likely magnitude of the impact on the host community.
- 5.32 Typically, a WLIA will methodically examine the effect of each activity on each value or aspect of the site. For example, the proposed activities of preparation, construction and eventual occupation of a housing development might each be assessed against the values of populations, migration trends, schools, and community services. A WLIA also facilitates the development management process and helps the decision-making authorities decide whether a proposal should be approved of or not. Appendix 3 describes the methodology to be used in undertaking a WLIA.

Regeneration and Mixed Use Sites (Policy SG1)

- 5.33 The Plan makes provision for ten sites of mixed use allocations across the Plan area. The mix of uses varies by site and can consist of one or more of the following uses:
- residential
 - industrial
 - commercial
 - retail
 - leisure

- education
- community
- amenity
- visitor accommodation
- visitor attraction
- heritage
- energy from waste.

5.34 The Plan notes that the development of individual sites will be further considered and planned in a planned and co-ordinated way in the form of development briefs. The high level WLIA of the Plan has taken into account the overall scale and location of development but not the likely impact of these mixed use regeneration sites on their host communities or on ways in which the interests of the Welsh language can be safeguarded, promoted and enhanced as per Policy SP8. The development of the Regeneration and Mixed Use Site Briefs will further consider how the interests of the Welsh language can be safeguarded, promoted and enhanced.

5.35 Further guidance on housing windfall sites and employment generating windfall sites is given below.

The supply of new housing and identifying impact on the Welsh language

5.36 Planning Policy Wales states in paragraph 4.2.20:

“Where new housing is to be proposed, development plans must include policies to make clear that developers will be expected to provide community benefits which are reasonably related in scale and location to the development. In doing so, such policies should also take account of the economic viability of sites and ensure that the provision of community benefits would not be unrealistic or unreasonably impact on a site’s delivery.”

5.37 TAN 20 reinforces the link between new development proposals and the potential impact on the Welsh language by reinforcing the opportunity for LPA’s to use conditions or section 106 agreements to mitigate impact or enhance benefits.

5.38 This is reinforced in Policy INF1:

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.

- 5.39 Policy WL1 carries an expectation that all new developments need to safeguard, promote and enhance the Welsh language which includes allocated sites. Section 7 describes measures to protect, promote, and enhance the Welsh language that the developer may wish to consider in preparing proposals.
- 5.40 The Plan's growth and spatial strategy seeks to balance the Council's strategic and regeneration objectives with the delivery of the Community's needs. In terms of the interests of the Welsh language, this includes striking an appropriate balance between creating new opportunities to retain and attract new Welsh speakers and avoiding a scale of new development that might result in a dilution or loss of the number of communities where Welsh is used daily as a preferred medium of communication or undermining or harming the possibility of creating new communities where Welsh is used daily as a medium of communication.
- 5.41 All development proposals throughout Carmarthenshire will be required to safeguard, promote and enhance the Welsh language.
- 5.42 The Plan identifies four components of housing supply – commitments, allocated sites, large windfall sites, and small windfall sites.
- 5.43 The high level Welsh language impact Assessment of the Plan has already assessed the likely impact of the commitments and allocations on the Plan area as a whole and the likely impact of the distribution of such sites within the proposed settlement framework. However, the Assessment has not conducted an assessment of likely impacts on individual host communities.

Commitments

- 5.44 Commitments are those sites which include dwellings that have been started since the Plan start date of 1st April 2018 or extant units that form part of sites that have been started and have valid planning consent.
- 5.45 Because such sites have already received planning consent, the Plan has factored in their likely impact on resilience of the Welsh language in the Plan area and thus there is no further requirement to screen for impact unless required as part of the decision conditions.

Allocated Sites

- 5.46 Housing allocations are defined in the Plan as sites which can accommodate 5 or more dwellings. Policy HOM 1 and the Proposals Map and Insets identify these sites. HOM1 lists parcels of land for 5 or more dwellings allocated for housing in the draft second deposit rLDP, together with an estimated delivery timescale categorised into three periods (1-5, 6-10,11-14).
- 5.47 Proposed allocations have been distributed with regard to ensuring the goal of sustainable communities including the interests of the Welsh language and have thus taken existing commitments into consideration in the calculation of meeting the housing requirement, both in terms of each Cluster and each Tier within individual clusters.
- 5.48 The Site Trajectory Schedule also defines the LPA's assumptions as to what scale and when allocations are to be brought forward and developed. The trajectory will be reviewed and re-modelled as the information for the Annual Monitoring Report is collected and analysed against the assumptions made in the draft Plan about the wider social, economic, cultural and environmental context and conditions.
- 5.49 The exception to not having a requirement to conduct a Welsh language impact assessment as required by Policy WL1 is in the case where developers wish to develop a site at a faster rate than that envisaged in the draft second deposit rLDP.

Proposals which do not accord with the Plan's housing trajectory (Appendix 7) 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.

- 5.50 If developers propose to submit applications which identify a need to deliver dwellings at an accelerated and faster rate than the Plan's housing trajectory Proposals, they are advised to contact the LPA as early as possible for a screening opinion.
- 5.51 Should applications be brought forward that significantly divert from the trajectory and are initially viewed by the LPA as of concern in terms of the linguistic sensitivity of the whole or part of the LDP area then the LPA may require the applicant to produce evidence that the pace of development is likely to contribute positively to the overall aim of the Plan which is to safeguard, promote and enhance the interests of the Welsh language.

- 5.52 Should proposals for these sites be made that have a realistic possibility of being delivered on time or later than the stated delivery timescale, then such proposals will not require a Language Action Plan but would be expected to include as part of their Planning Statement a consideration how they have taken the interests of the Welsh language into consideration.
- 5.53 Developers of proposals on allocated sites of 10 or more dwellings would be expected to prepare a draft Language Action Plan as part of the Pre-application Consultation process.
- 5.54 The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard, promote and enhance the Welsh language:
- a. Residential developments of 5 or more dwellings which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies HOM1 and HOM3; or
 - b. Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence;
- 5.55 A number of policies (e.g. HOM3, VE3 and VE4) refer to the LPA's concern that the accumulation of individual proposals may cause intensification or overconcentration of developments either in certain locations or over a short period of time. The LPA is required, as part of the LDP preparation to prepare a housing trajectory. A housing trajectory is "a summary of site specific phasing information for all sites within the plan, including windfall development. A housing trajectory is the key mechanism to demonstrate how all sites will be delivered in the identified timescales, throughout the whole plan period, to meet the dwelling requirement."⁵
- 5.56 The dwelling requirement includes an allowance over and above the new homes requirement. The new homes requirement identified under the preferred growth option is a total of 8,822 homes or an average of 588 homes per year over the period 2018 – 33. The dwelling requirement includes an allowance of 10% over the homes requirement or 882 dwellings or 59 dwelling per year.
- 5.57 An accumulation of individual proposals significantly over and above what has been identified as the dwelling requirement for each settlement may cause concern about the likely effect on the Welsh language. The accumulation of such development proposals may, therefore, trigger a requirement from the local planning authority for

⁵ Welsh Government (2020) Development Plans Manual, section 6.64

a statement from the applicant explaining how the proposal has taken the needs of the Welsh language into consideration.

- 5.58 Should proposals for allocated sites of 5 or more dwellings be made for their development in advance of the estimated delivery timescale then a Language Action Plan will be required.
- 5.59 For proposals involving 10 units or more a draft Action Plan would be expected to be prepared as part of the Pre-application Consultation process.

Scenario 1

The Llanun Tier 2 settlement (Service Centre) has a designated site with a potential for 20 dwellings. The HOM1 Policy sets out the sites to be provided towards the end of the Scheme period, over Years 6-10 and 11-15. The developer is seeking planning permission to deliver all twenty dwellings in Years 6 and 7 citing pressure on demand.

The developer initially produces a Welsh Language Community Profile (WLCP - see section 5.28 above) following the Council's suggested template. Having produced the WLCP the developer contacts the Local Planning Authority early for an opinion on whether a Welsh Language Action Plan (WLAP) is needed to eventually accompany the application.

The LPA notes that there is a realistic possibility of a material adverse impact on the community and determines that a WLAP is necessary.

The developer prepares a WLAP to form part of the case which it proposes to present to the community and other key stakeholders as part of its pre-application consultation process.

Windfall sites

Proposals on unanticipated windfall sites for large scale housing development or large scale employment development that would lead to a significant workforce flow are required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language.

Windfall Sites

- 5.60 Windfall sites are generally described as “sites that are not allocated or committed in a plan”⁶. Each LPA is required in preparing a plan to make an assumption about the level of windfall sites that the plan makes in delivering the dwelling requirement, based in the main on extrapolating past trends.
- 5.61 For the rLDP such sites will include:
- Small windfall sites - sites for less than 5 units or infill sites
 - Large windfall sites – sites of 6 units or more
- 5.62 The rLDP’s Settlement boundaries have been drawn in a manner to match an extrapolation rate coming forward in line with the Plan’s strategy and include sites that *could possibly be identified from the candidate site selection process or from Urban Capacity Studies*.

The contribution of Small Windfall Sites

- 5.63 The Plan’s dwelling requirement contains an assumption, based on extrapolating past trends, that up to 1575 dwellings have a realistic possibility of being delivered on small windfall sites over the Plan period. These have been identified by Tier and Cluster.
- 5.64 Of these an assumption has been made that the allowance of an uplift of 10% to Tier 4 settlements will be taken up during the remainder of the Plan period resulting in 246 dwellings.
- 5.65 Deducting 554 for completions on small windfall sites over the period (April 2018 – September 2022) and 246 for Tier 4 from the anticipated 1575 dwellings leaves an expected contribution from anticipated small windfall sites of 775 dwellings for the remainder of the Plan period.
- 5.66 Any new housing development proposals on small windfall sites of two or more dwellings within settlement limits will be expected to prepare a Welsh language action plan explaining how their proposal will contribute to safeguarding, promoting or enhancing Welsh language interests. Further guidance on what is regarded as a proportionate level of actions is described in Appendix 3.
- 5.67 All development proposals in Tier 4 settlements will be required to prepare a Welsh language action plan explaining how their proposal will contribute to safeguarding,

⁶ See for example Op.cit. Table 18, page 119

promoting or enhancing Welsh language interests. Further guidance on what is regarded as a proportionate level of actions is described in Appendix 3.

Scenario 2

The Tier 3 Sustainable Village settlement of Pontdau includes a plot of redundant land previously used as a car park. The developer seeks planning permission to build four dwellings.

The developer initially produces a Welsh Language Community Profile (WLCP - see section 5.28 above) following the Council's suggested template. Having produced the WLCP the developer contacts the LPA at an early stage for an opinion on whether a Welsh Language Action Plan is required to accompany the eventual application.

The LPA, having reviewed the number and take up of allocated sites within the settlement and its impact on the vitality of the language in the community concludes that the development is unlikely to have a significant adverse impact on the community.

The LPA invites the developer to consider what measures could be undertaken to safeguard, promote and enhance the interests of the language.

The contribution of Large Windfall Sites

Note: The following section will be subject to future iterations and updating to reflect emerging evidence and in response to the issues raised through the representations received to, and the examination of the Revised LDP.

- 5.68 The Plan's dwelling requirement contains an assumption/anticipation that up to 875⁷ dwellings are likely to be realised on anticipated large windfall sites. This is based on an analysis of the potential sites allocated in LDP1 being delivered during the rLDP period as at October 2022. This equates to around sites for up to 80 dwellings per year for the remainder of the Plan period.
- 5.69 Over 86%. of anticipated existing LDP 1 windfall sites are in Cluster 1 – 3.
- 5.70 Over the Plan period (2018 – 33), therefore, the Plan's settlement boundaries contain an anticipated number of windfall sites (both large and small) that are

⁷ This is calculated as 866 from Appendix 3 Table

assessed as being capable/likely to be brought forward within the Plan period. This is equivalent to a total of 875 dwellings or, on average 80 dwellings per year. The Housing Trajectory Table in rLDP Appendix 7 assumes that on average [110] dwellings will be built on windfall sites during the remainder of the plan period.

- 5.71 Sites capable of accommodating 5 or more dwellings feature as allocated housing sites within the Plan and identified under Policy HOM 1. Therefore, any new greenfield, brownfield or conversion proposals for sites of 5 or more dwellings not identified in the Proposals Map (or as anticipated large windfall sites in Appendix 3 of the Housing Growth and Spatial Distribution Topic Paper) will be regarded as unanticipated windfall sites. Therefore, in accordance with Policy WL1 proposals for 5 – 9 dwellings, proposals will be subject to a requirement to screen for likely effects on the Welsh language, and to produce a Welsh Language Action Plan whether located within the development limits of a defined settlement in Tiers 1,2, or 3 or not.
- 5.72 Proposals for large sites not identified as anticipated windfall sites in rLDP Appendix 3 will also be required to undertake a Welsh Language Impact Assessment.
- 5.73 For proposals involving 10 dwellings or more, a draft Welsh language Impact Assessment and Action Plan would be expected to be prepared as part of the Pre-application Consultation process
- 5.74 Appendix 7 of the Plan shows the rLPA's anticipated profile of the dwelling requirement over the Plan period. Table 5.1 below summarises the number of dwellings per Tier and per Cluster that are identified in the Appendix.

Scenario 3

The Tier 2 Principal Centre settlement of Caertri includes a plot of redundant land that was previously used as a bus depot which unexpectedly closed in 2025. The developer seeks planning permission to build fifteen dwellings.

The development is an unanticipated large windfall site and thus in accordance with Policy WL1 the developer will be required to include a Welsh Language Community Profile (WLCP) a Welsh Language Impact Assessment (WLIA) and a Welsh Language Action Plan (WLAP).

The developer prepares the WLCP, WLIA and proposed WLAP to form part of the case presented to the community and other key stakeholders as part of its pre-application consultation process.

The supply of new employment sites and identifying impact on the Welsh language

- 5.75 All development proposals throughout Carmarthenshire will be required to safeguard, promote and enhance the Welsh language.
- 5.76 The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard, promote and enhance the Welsh language:
- c. Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare.*
- 5.77 Planning Policy Wales expects LPA's in their local development plans to provide land for employment at an appropriate scale and locations.
- “Planning authorities should give their support to provide sufficient land to meet the needs of the employment market at a strategic and local level. Development plans should identify the requirement for employment land, allocate an appropriate mix of sites to meet demand and formulate a framework for the protection of employment sites of strategic and local importance.”*

Commercial and Industrial Development

- 5.78 The draft second deposit rLDP makes provision for 71.21 hectares of employment land which is based on a scale of growth that meets anticipated demand but also includes an element of flexibility to meet unanticipated demand. Employment land is defined in terms of industrial and office land (Use Class B) and thus does not include land for retail, financial, and commercial uses and land for other unique uses such as hotels, scrap yards, energy filling stations and motor sales.

- 5.79 The draft second deposit rLDP includes the following Strategic Sites
- Pentre Awel, Llanelli (PrC2/SS1)
 - Yr Egin, Caerfyrddin (PrC1/SS1)
- 5.80 The remainder of industrial and office land has been distributed to align with the hybrid option and includes 28.5 hectares (of which 9.9 hectares is committed) in the Ammanford/Cross Hands Growth area and 6.5 hectares (of which c.3.5 hectares is committed) in the Service Centres. There are no allocations in the Sustainable and Rural Villages (Tiers 3 and 4).

Industrial Land

- 5.81 Policy EME3 identifies a list of 40 allocated sites where proposals for B1, B2 and B8 uses will be allowed.
- 5.82 Policy WL1 requires proposals with a total floorspace of 1,000 sq. m, or more or a site measuring more than one hectare to prepare a Welsh language action plan. Table 5.2 lists allocated sites by location where proposals with a site measuring more than 1 hectare could possibly come within this requirement.

Table 5.2: Sites measuring more than 1 hectare by location

Location	Site Name	Site Reference	Ha.
Carmarthen	Cillefwr Industrial Estate	PrC1/E1	4.167
	Land west of Cillefwr Road West	PrC1/E1(i)	2.0
	Land north of Alltynap Road	PrC1/E1(ii)	1.215
	West Carmarthen	PrC1/MU(i)	4.53
	Pibwrlwyd	PrC1/MU(ii)	8.95
Llanelli	Yr Egin	PrC1/SS1	1.04
	Dafen	PrC2/E2	17.223
	Land east of Calsonic	PrC2/E2(i)	4.457
	Land west of Gestamp Tallent	PrC2/E2(ii)	1.547
	Land at Heol Aur	PrC2/E2(iii)	1.657
	Land west of Heol Gors	PrC2/E2(iv)	1.449
	Land west of the Beacon	PrC2/E2(vi)	1.881
	Land east of Air Ambulance base	PrC2/E2(vii)	1.316
	Land at Llanelli Gate, off Heol Aur	PrC2/E2(viii)	3.755
	Cross Hands	Cross Hands East	PrC3/E1
Cross Hands West Food Park		PrC3/E2	5.647
Land west of Castell Howell		PrC3/E2(i)	1
Land south of Heol Parc Mawr		PrC3/E2(ii)	2.712

	Land north of Dunbia	PrC3/E2(iii)	1.935
	Cross Hands Business Park	PrC3/E3	4.76
	Heol Stanllyd (West)	PrC3/E3 (i)	2
	Heol Stanllyd (South)	PrC3/E3 (ii)	2.156
Capel Hendre	Parc Hendre	PrC3/E7	8.112
	Parc Hendre(West)	PrC3/E7(i)	2.651
	Parc Hendre(North)	PrC3/E7	1.955
	Parc Hendre (East)	PrC3/E7	1.05
	Parc Hendre(South)	PrC3/E7	2.942
	Dyfatty	SeC4/E1	3.036
Whitland	Land south of former Creamery	SeC19	1.321

- 5.83 Developers who have a proposal involving a floorspace of more than 1,000 sq. m. , a site measuring more than 1 hectare for part or the whole of these sites or a significant workforce flow of more than 50 employees are advised to request a screening opinion from the LPA whether they will be required to submit a Language Action Plan.
- 5.84 Screening involves taking an initial look at the potential impacts of the proposal on the local community and any specific groups of Welsh language users within it. It should highlight any potential Welsh language risks or benefits and any groups that may be affected. The outcome of the screening is a decision as to whether a Welsh language Action Plan to identify specific measures to protect, promote or enhance the language is required or not. It should provide an explanation of how the decision was reached.

Scenario 4

The Tier 1 (Principal Centre) settlement of NantPedwar has an allocated employment site with potential of 5 hectares. The developer seeks planning permission to develop a 1,500 sq. metre for B2 (manufacturing) which is expected to generate 35 FTE jobs.

The developer initially produces a Welsh Language Community Profile (WLCP - see section 5.28 above) following the Council's suggested template. Having produced the WLCP the developer contacts the LPA at an early stage for a view on whether a Welsh Language Action Plan (WLAP) is required to accompany the eventual application.

The LPA undertakes a Screening Exercise and identifies that there is a realistic possibility that there will not be a significant adverse impact on the community and decides that a WLAP is not required.

The LPA invites the developer to consider what measures could be undertaken to safeguard, promote and enhance the interests of the language.

Windfall Industrial Sites

5.85 Policy EME4 covers Employment Proposals on non-allocated sites) and is composed of two elements:

- Element 1 – non-allocated sites within development limits of a defined settlement
- Element 2 – non-allocated sites outside the development limits of a defined settlement

5.86 The Employment Land Report 2022, in reviewing the LPA's experience of implementing Local Development Plan 1 and developments on windfall sites concluded:

"The cases where permission was granted (on windfall sites) are generally quite small in size, but together they are equivalent to several hectares. Together since the adoption of the current LDP, these 'windfall sites' amount to 20.36ha of land (4.71ha during the 2020-22 Employment Land Review period)."

5.87 Therefore, based on past performance and the planned availability of employment sites over the plan period, the LPA does not anticipate receiving applications for large scale windfall employment site development.

5.88 However, should such proposals be received then they would be subject to the following provision of Policy WL1:

Proposals on unanticipated windfall sites for large scale employment

development that would lead to a significant workforce flow are required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language.

Scenario 5

The Tier 2 Service Centre settlement of PumpMynach includes, within its development boundary a plot of redundant land previously used as a repair garage. The developer seeks planning permission construct an office block (B1) with a net internal floorspace of 1,020 sq. metres which is expected to create 85 FTE jobs.

The developer initially produces a Welsh Language Community Profile (WLCP - see section 5.28 above) following the Council's suggested template. Having produced the WLCP, the developer contacts the LPA at an early stage for an opinion on whether a Welsh Language Impact Assessment (WLIA) and Welsh Language Action Plan (WLAP) is required to accompany the eventual application.

The LPA undertakes a Screening Exercise and identifies that there is a realistic possibility that there will be a significant impact on the host community and decides that a WLIA and proposed WLAP is required and that this should be undertaken to feed into the pre-application consultation process.

5.89 Details of how to conduct a Welsh Language Impact Assessment are contained in Section 6 and Appendix 3.

The supply of new rental, commercial and other major employment generating proposals

5.90 This aspect of the policy covers the following use classes:

- Class A1 – shops
- Class A2 – financial and professional services
- Class A3 – food and drink
- Class C1 – hotels
- Class C2 – residential institutions
- Class D1 – non-residential institutions
- Class D2 – assembly and leisure
- Sui generis

New retail, commercial, leisure, and cultural developments

- 5.91 The Carmarthenshire Retail Study Update (January 2023) describes Carmarthenshire as having “a well-established network of (retail) centres that currently serve their respective areas. Table 3.2 analyses main centres by the number of retail outlets (Classes 1- 3 and Sui Generis) and identifies a total of 1,227 in the nine main centres and a further 117 at other, out of town centres at Cydweli and Cross Hands. The table notes that the county has (at 20%) a higher than average vacancy rates with Llanelli town centre being particularly hard hit (at over 26%). Employment figures are not provided but the County’s 2021 Census profile records that there were 12,435 employed in “Wholesale and retail trade, a further 3,710 in “accommodation and food services” and 1,362 employed in “Financial and insurance activities” during the week before the census.
- 5.92 The Study notes that recovery is likely to be slow and therefore does not anticipate much demand for additional space before 2027 and therefore the Plan does not anticipate much demand over and above allocations within the Plan.
- 5.93 Retail and town centre policy is covered by Policy SP2 and is divided into two categories:
- Retail and town centres;
 - Retail and shopping outside town centres
- 5.94 Retail and town centre policy in general seeks to restore, maintain and enhance the vitality, vibrancy and attractiveness of the existing retail hierarchy (see Policy SP2 for description). In line with the general requirements of SP1 retail, commercial and leisure development proposals will be expected to safeguard, promote and enhance the interests of the Welsh language. Following the high level Welsh language impact assessment of the Plan there is an expectation that most developments within town centres, subject to sub-paragraphs a to c, will support the interests of the Welsh language although the LPA encourages developers of new uses, through Policy SP8, to plan how they will safeguard, promote and enhance the interests of the Welsh language. Where such new developments include an element of advertising or place naming, then such proposals will also be subject the provision of Policy PSD9 relating to the use of the Welsh language on content and on naming streets and centres.

Scenario 6

The Proposals Map for the Tier 1 (Principal Centre) settlement of SantChwech identifies a boundary for its Town Centre. The developer seeks planning permission to re-develop a 600 sq. metre infill site for A1 retail use which is expected to generate 32 FTE jobs.

The developer initially produces a Welsh Language Community Profile (WLCP - see section 5.28 above) following the Council's suggested template. Having produced the WLCP, the developer contacts the LPA at an early stage for an opinion on whether a Welsh Language Action Plan (WLAPP is required to accompany the eventual application.

The LPA undertakes a Screening Exercise and identifies that there is a realistic possibility that there will not be a significant adverse impact on the community and decides that a WLAP is not required.

The LPA invites the developer to consider what measures could be undertaken to safeguard, promote and enhance the interests of the language, including the use of bilingual or Welsh only name for the shop.

Scenario 7

The Proposals Map for the Tier 2 (Service Centre) settlement of Llansaith identifies a boundary for its Town Centre. The developer seeks planning permission to develop a 1500 sq. metre mid-market fitness centre (D3) which is expected to generate 15 FTE jobs.

The developer initially produces a Welsh Language Community Profile (WLCP - see section 5.28 above) following the Council's suggested template. Having produced the WLCP, the developer contacts the LPA at an early stage for an opinion on whether a Welsh Language Impact Assessment (WLIA) and Welsh Language Action Plan (WLAP) are required to accompany the eventual application.

The LPA undertakes a Screening Exercise and identifies that there is a realistic possibility that there will not be a significant adverse impact on the community and decides that a WLIA and WLAP are not required.

The LPA invites the developer to consider what measures could be undertaken to safeguard, promote and enhance the interests of the language, including the use of bilingual or Welsh only external signage.

5.95 Outside the defined town centre boundaries (convenience stores subject to sub-paragraph d) of Policy SP2 and other forms of retail, commercial, leisure and cultural facilities) where such stores/provision are for 1,000 sq. m. of floorspace or more or a site of more than 1 ha., then a WLIA will be required and prepared as part of the Pre-application Consultation process.

The visitor economy

5.96 The plan notes that “tourism is a key component of Carmarthenshire’s economy”, over 5.1 million tourist days spent in the county, generating £412 million of revenue in 2021, and having 1300+ establishments. FTE employment in 2013 was estimated at over 5,000 jobs (on the basis of £250 million revenue) and so could be expected to have grown to over 8,000 before the Covid-19 pandemic in 2020.

5.97 In terms of Welsh language impact, the source of impact is comprised of two main elements:

- Visitor Attractions and Facilities (Policy VE1)
- Accommodation (Policies VE 2, VE3, and VE 4)

Visitor Attractions and Facilities (Policy VE1)

5.98 Whilst recognising the economic benefits of tourism the Plan’s clear message is that “there should be no social, economic and environmental harm arising from the proposal”. The Plan’s Policies does not have site specific allocations for visitor attractions and facilities (other than relevant sites described as Strategic Reserve sites – see below). There is an expectation that visitor new attractions and facilities should be “directly located within or directly related to a settlement defined in Policy 3” and that a sequential test be adopted to identify an appropriate site (e.g. previously used rather than greenfield sites). All proposals are thus regarded as windfall sites. Thus, major development sites with the provision of a building(s) where the floorspace created exceeds 1000 sq. metres or a development carried out on a site of 1 hectare or more will be required (as part of the statutory pre application community consultation) to undertake a Welsh language impact assessment.

Accommodation (Policies VE 2, VE3, and VE 4)

5.99 The Plan adopts a similar approach to visitor accommodation with all proposals required to reflect and respect the role and function and sense of place of the (host) area. In relation to Policies Ve3 and Ve4, the Plan notes the Council’s concern about the possible social, economic and environmental impact of over intensification of such developments in certain parts of the county. The developer will be asked to include a Welsh language action plan for proposals in such areas

and a Welsh language impact assessment on major development sites with the provision of a building(s) where the floorspace created exceeds 1000 sq. metres or a development carried out on a sites of 1 hectare or more (as part of the statutory pre application community consultation).

Scenario 8

A developer seeks planning permission to develop a 5 ha. visitor complex which includes a mixture of 100 self-catering units, an 80-bed budget hotel and an all-weather 200 sq. m. leisure dome. The complex is expected to generate up to 115 FTE jobs. The Proposals Map for the closest Tier 3 (Village) settlement of Pentrewyth shows that the site is outside the development a boundary.

The development is classified as a large unanticipated windfall site and thus in accordance with Policy WL1 the developer will be required to include a Welsh Language Community Profile ((WLCP) - see section 5.28 above), Welsh Language Impact Assessment (WLIA) and proposed Welsh Language Action Plan (WLAP) with the application.

The developer initially produces the WLCP, WLIA and WLAP following the Council's suggested templates and the findings are presented to the community and other stakeholders as part of the pre-application consultation process alongside the proposals and other impact studies.

Strategic reserve sites (Policy SG2)

- 5.100 The Plan includes provision for the release of four reserve sites (at Llangennech, Burry Port and Cross Hands) if the allocated sites (under policies HOM1, EME1 and SG1) fail to contribute as expected to the delivery of the Plan's strategy.
- 5.101 The high level WLIA of the Plan has taken into account the overall scale and location of development but not the likely impact of these strategic reserve sites on their host communities or on ways in which the interests of the Welsh language can be safeguarded, promoted and enhanced as per Policy SP8. As these strategic reserve sites have unanticipated windfall site status their release and eventual development will be subject to undertaking a Welsh Language Impact Assessment The development of the Regeneration and Mixed Use Site Briefs will further consider how the interests of the Welsh language can be safeguarded, promoted and enhanced.

Pembrey Peninsula (SG 2)

- 5.102 The Plan includes provision for supporting the unlocking the potential of the Peninsula as a destination to stay, play and work although no specific visitor accommodation, leisure or employment allocations are made. The policy stipulates that any such proposals should be sensitive to its ecological status and current use.
- 5.103 The high level WLIA of the Plan has taken into account the overall scale and location of development but not the likely impact of specific proposals for Pembrey on its neighbouring communities or on ways in which the interests of the Welsh language can be safeguarded, promoted and enhanced as per Policy SP8. Any major development on Pembrey will have the status of an unanticipated windfall site its development will be subject to undertaking a Welsh Language Impact Assessment. The development of the proposed Pembrey SPG will further consider how the interests of the Welsh language can be safeguarded, promoted and enhanced.

6. Assessing the likely impact of relevant proposals

Preparing a Welsh Language Community Profile

- 6.1 A Welsh Language Community Profile (WLCP) sets out the Welsh language characteristics of the proposed development's host community. Developers should refer to the LPA's Welsh Language Community Profile data in preparing their WLCP. [\[add link or refer to Appendix 1\]](#)

How to gather evidence and conduct a Welsh Language and Culture Impact Assessment

- 6.2 Welsh language and culture impact assessment (WLIA) is a process intended to identify and assess the likely significant linguistic and cultural impacts of a proposed development, in order to inform decision-making. It should identify at an early stage the Welsh language and culture interests likely to be affected by such a development. It should ensure that the impacts of projects likely to have a significant effect on the Welsh language and culture are thoroughly investigated, understood and considered before deciding whether or not to grant consent. Details on the methodology of conducting a WLIA are set out in Appendix 3.
- 6.3 Impact assessments typically start with developing a conceptual model which seeks to identify the relationship between the source (in this instance the proposed development) the receptor (the host community) and the pathway of influence. This relationship is defined primarily as being due to the likelihood of the proposed development introducing significant levels of new people into a host community. The impact of different types and scale of development is likely to vary, therefore, according to both the nature of the development and the linguistic resilience (defined broadly as the proportion of Welsh speakers) of the area where the proposed development is to take place. The issues that will need to be addressed, and therefore the information that will be necessary to reach a reasoned decision will also vary.
- 6.4 The Town and Country Planning Order 2012 (Development Control Procedure) (Wales) (DMPWO) provides a Standard Application Form for planning applications in Wales and states the requirements of a 'valid' application. In order to register the applications as 'valid', applicants must provide all information set out on the Standard Application Form, e.g., plans, diagrams and certificates and any additional supporting assessments. A local planning authority may refuse to accept an application if the appropriate information is not provided.

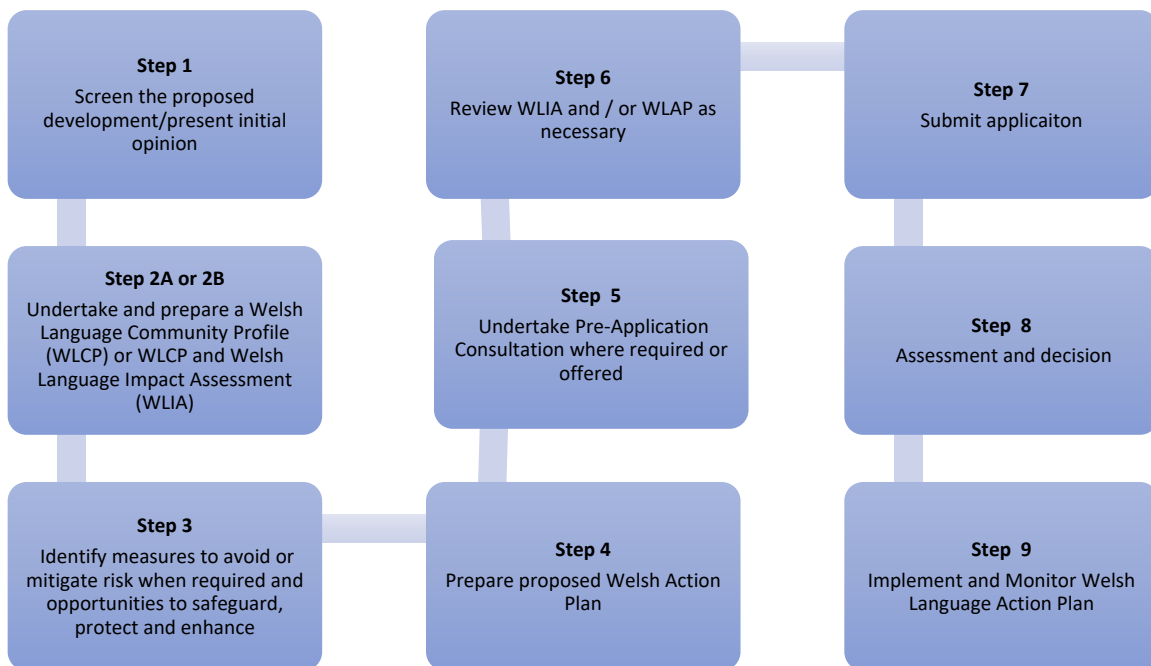
Principles

- 6.5 When the Welsh language is a relevant planning consideration, determining whether a development is likely to have a positive or negative impact, and determining the likely scale of that impact on the linguistic character of an area, is complex. Even with full information, it would not be easy to measure because the planning system cannot predict or control personal characteristics (such as the ability to speak Welsh in the future or the dynamics of its use). Furthermore, the planning system cannot discriminate on the basis of the language ability of applicants for planning consent nor the language ability of the individuals who will occupy or make use of property.
- 6.6 Assessing likely impact on the Welsh language shares principles, frameworks and processes similar to those seen in other areas where likely impacts need to be assessed and managed such as, environmental impact assessments and sustainability assessments.
- 6.7 The International Organization for Standardization (International Standards Organization ISO) has published International Standard 31000 on Risk Management⁸. Although worded in terms of risk (or negative likely impact) the same framework, principles and processes are also appropriate for thinking in terms of maximizing benefits. ISO 31000 provides generic principles and guidelines for use across all organizations and recognizes the following features of effective risk management/opportunity maximisation:
1. describing and establishing the context.
 2. identifying, analysing, assessing, and facing risk or opportunities; and
 3. undertake activities to communicate and consult with stakeholders throughout the process.
- 6.8 The ISO 31000 also encourages assessors to adopt the following process:
- Step 1 - Prepare for the Impact Assessment including accurately defining the problem or issue at hand and designing the assessment.
- Step 2 – Undertake the Impact Assessment.
- Step 3 - Identify and choose the viable options and select a 'Preferred Strategy' to maximize the benefits or face and/or address risk.
- Step 4 - Prepare and propose an Action Plan within the selected Preferred Strategy.

⁸ ISO14001 (2018) *Risk Management Principles and Guidelines*

6.9 Figure 6.1 gives an illustration of the process of putting together a proposed development before conducting either pre-application consultation or submitting an application and then the ensuing process assessment and decision making by the Planning Authority. It focuses on incorporating considerations about the viability of the Welsh language into relevant development.

Figure 6.1: The process of assembling, assessing and making decisions about a proposed development



Step 1: Screen the development and make an initial opinion

6.10 Figure 6.1 explains the process of screening the proposed development and forming an initial opinion. In line with the principle of communicating and consulting with stakeholders throughout the process, it emphasizes the need to engage and consult with the planning service and other stakeholders during the lead up to the submission of a planning application.

6.11 Screening will allow an initial opinion that:

1. allows an opportunity for likely significant effects on the use of the Welsh language to be identified;
2. ensures that all potentially significant Welsh language interests and effects on the language are considered at the outset and particularly at the scoping stage;
3. encourages potential applicants to apply for a scoping opinion from the local planning authority and engage as early as possible with stakeholders promoting the use of the Welsh language and other stakeholders likely to be affected by, or have an interest in, the proposed development, to establish what and how Welsh language interests are likely to be significantly affected;
4. agrees through the scoping process, or otherwise, the effects to be assessed, the information required, including the way in which baseline information will be gathered, the assessment methodology, the timing and coverage of surveys and the criteria for predicting and evaluating the significance of the effects;
5. agrees the scope for avoiding, mitigating or compensating for adverse effects on the use of the Welsh language, and ensure these are clearly stated in the Welsh language statement.
6. ensures the WLIA process is used to full advantage to identify opportunities to safeguard, protect and enhance Welsh language interests.

6.12 Figure 6.3 also clarifies when a Welsh Language Action Plan (WLAP) or Welsh Language Impact Assessment (WLIA) may or may not take place.

Figure 6.2: Step 1) The pre-application period – procedures for screening the proposed development and forming initial opinion

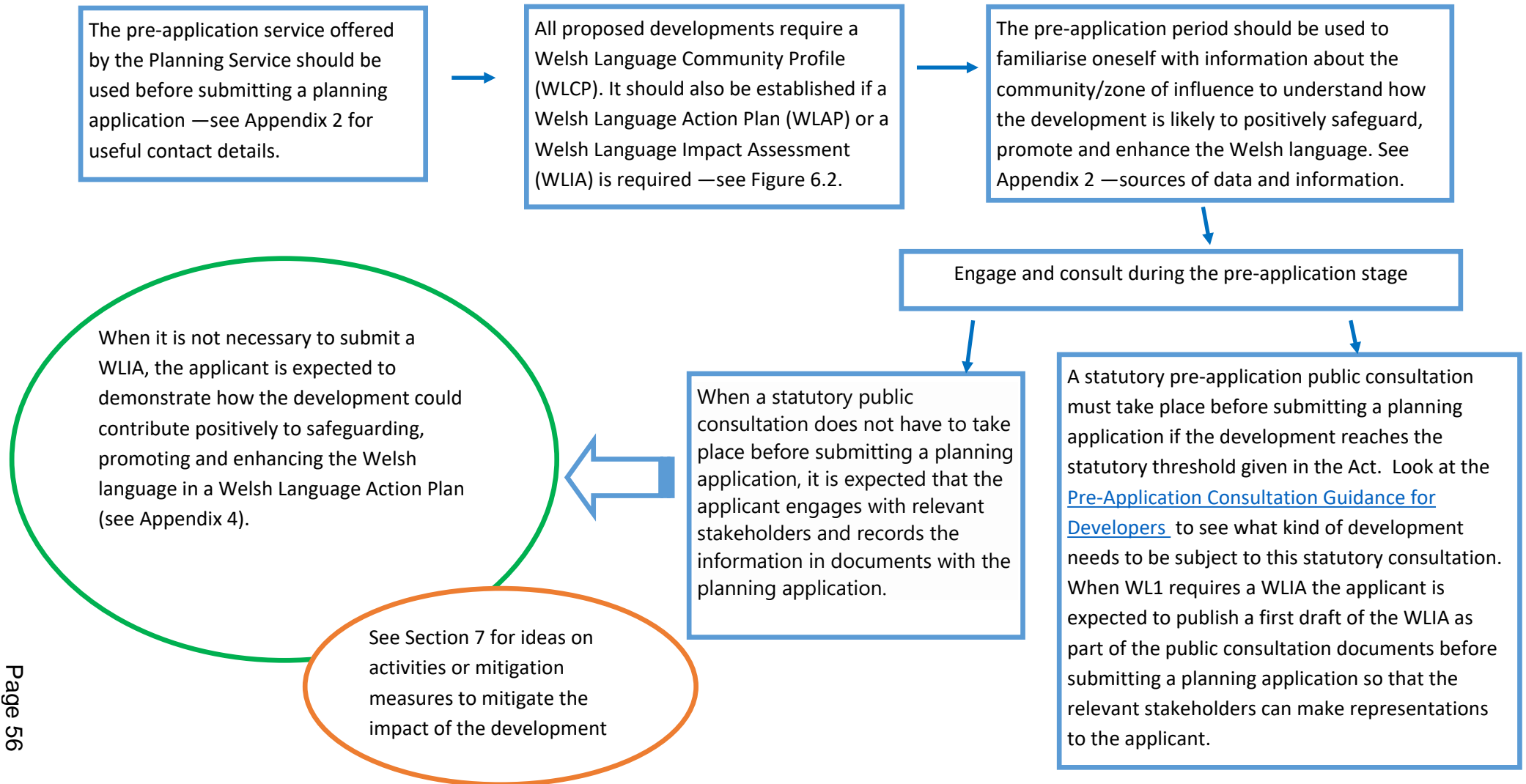
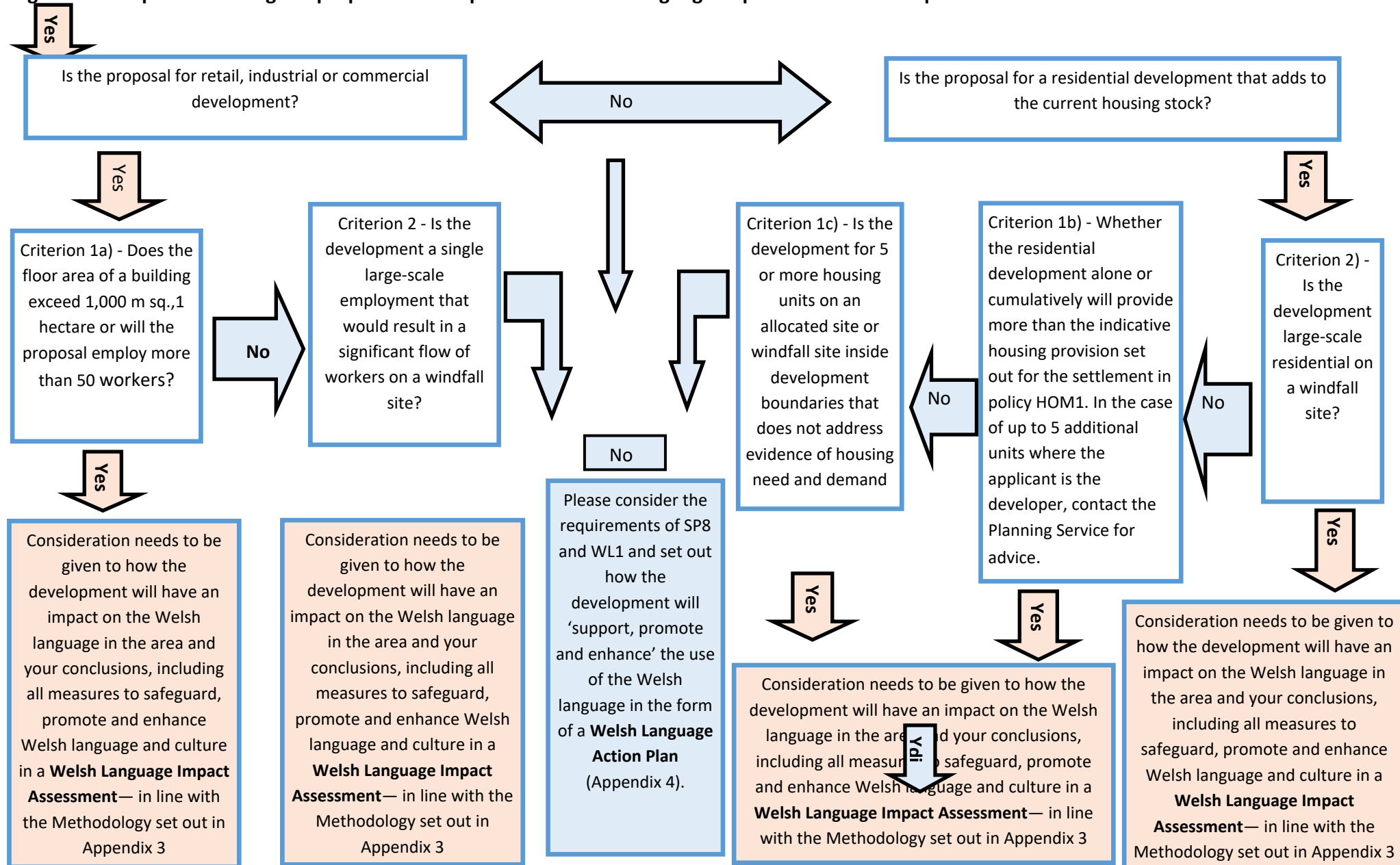


Figure 6.3: Steps in screening the proposed development for Welsh Language Impact Assessment requirements



6.13 It may be helpful for the developer to have regard to Table 6.1 to establish the degree of sensitivity. Table 6.1 presents the distribution of electoral wards against scales of Welsh language resilience. The table shows that there are no wards where Welsh is the socially dominant language (although there are likely to be communities within wards where Welsh is more socially dominant). Within Category 2 there are 14 wards where the Welsh language is likely to play a major, if not necessarily dominant, role both within social interaction and within the educational domain. Within Category 3 there are 35 wards with areas which may contain substantial numbers of Welsh speakers. However, the language is unlikely to be the predominant language of social interaction in the public sphere. Finally, within Category 4 there are two wards where there are low levels of Welsh speakers, and Welsh is likely to be rarely spoken in public.

Table 6.1: Distribution of Carmarthenshire Electoral wards against scales of language resilience

PWS threshold weightings	Description and rationale	Resilience score	Wards in Carmarthenshire
If PWS>70%, PWS=3	Welsh is the socially dominant language and where the odds on meeting another Welsh speaker in a range of social activities are high. Here also the vitality of the language is strong and linguistic creativity is at its strongest.	Very High	None
If 50≤PWS<70%, PWS=2	The Welsh language plays a major, if not necessarily dominant, role both within social interaction, and within the educational domain. These communities are more bilingual in nature. Use of Welsh is heard frequently on the street and Welsh is used extensively in the formal and social life of the area. However, it is not necessarily the dominant language.	High	Pontyberem Cwarter bach Gorslas Llannon Penygroes Llanddarog Abergwili Glyn Llanfihangel ar Arth Llanybydder Llandybie Garnant Llangydeyrn Betws
If 20%≤PWS<50%, PWS=1	Such areas contain substantial numbers of Welsh speakers. However, the language is not the predominant language of social interaction in the public sphere and its use is restricted, often to the	Low	Cynwyl Elfed Glanaman Llanegwad Llangeinor Saron Llanboidy Rhydaman

	<p>home and to private interaction among select groups.</p>	<p>Llangadog Trelech Cenarth a Llangel Llanfihangel Aberbythych Llandeilo Manordeilo a Salem Trimsaran San Clêr a Llansteffan Cilycwm Tŷ Croes Hendy Cydweli a St Ishmael Llanymddyfri Hen Dŷ Gwyn Llangennech Tref Caerfyrddin Gorllewin Tref Caerfyrddin Gogledd a De Elli Hengoed Llansawel Swiss Valley Pembre Lliedi Bynea Dafen a Felinfoel Llwynhendy Bigyn Talacharn</p>	
<p>If <20% PWS PWS=PWS</p>	<p>Predominantly non-Welsh speaking area where Welsh is rarely heard spoken in public, though there may still be vibrant interest in Welsh language medium education. Consequently, many of the Welsh speakers in such areas are likely to be under 18 and to live in households with no other Welsh speakers.</p>	<p>Very low</p>	<p>Glanymôr Tyisha</p>

7. Mitigation steps and measures to protect, promote and enhance the use of Welsh

- 7.1 The following list outlines examples of possible mitigation measures that could be included in development proposals to safeguard and promote the Welsh language where there would be an adverse effect on the Welsh language. The list is not exhaustive and some are governed by Planning Obligations, whereas others may be more appropriate as conditions or unilateral undertakings.
- 7.2 The list should also be read alongside the SPG on Planning Obligations. Any mitigation sought will be required to have a direct relationship with the planning permission and its requirements must be reasonably related in scale and kind to the proposal and should not make development unviable.
- 7.3 It should be noted that the following mitigation measures can be applied to development on sites allocated in the rLDP as well as windfall sites.

Housing

- Phasing the number of houses to be built. The proposed phasing of a development should reflect the requirements set out within this SPG and, where required, the application should be accompanied by an agreed phasing schedule.
- Provision of affordable housing for local needs in accordance with the provisions of the LDP and SPG on affordable housing.
- Agreements to provide for people on the local housing register.
- Bilingual marketing of the development.

Employment (all types including retail)

- Commitment to prioritising local companies in the procurement of labour contracts and use of local supply chains.
- Provision of bilingual signs within and outside the establishment.
- Commitment to developing the Welsh language skills of the workforce by supporting access to free Welsh language training, paying for some staff language training, adopting best practice in providing opportunities for staff to use Welsh in the workplace.
- Gain Welsh Language Commissioner support in creating a Welsh Language Development Plan that gives a charity or business a clear plan to follow, to maintain, and develop their Welsh language services over time. A Welsh Language Development Plan also demonstrates to public sector funding bodies that Welsh language requirements are being met.
- Sign up to the Welsh Language Commissioner's Welsh Offer scheme for charities and businesses and gain accreditation.

Education

- Support and funding for Welsh language learning and Welsh immersion education for latecomer children and young people (aged 7 – 18).
- Support and funding for Welsh language and cultural initiatives, including projects to facilitate and promote the use of Welsh in communities.
- Support for the provision of school places in a local Welsh medium school.
- Support and funding for language and cultural awareness training and initiatives for non-Welsh speakers.

7.4 Applicants are expected to liaise with competent officers within the Authority (e.g. planning officers, Welsh language officers, housing officers and education officers) and with the Mentrau Iaith as soon as possible during the process of preparing a planning application to discuss mitigation and enhancement measures. Regard should be given to the Carmarthenshire Welsh Language Promotion Strategy. Regard should also be given to rLDP policy GP5 which notes that proposals for advertisements should safeguard, and where possible positively enhance, the Welsh language in the County. Planning officers shall encourage all applicants to fulfil the policy's aim of providing bilingual signage throughout the County.

7.5 Planning consent must include the agreed Welsh language impact mitigation or enhancement measures either through planning conditions or by Section 106 obligations. It is important to note that commuted sums cannot be ensured through a planning condition and would need to be ensured through a Section 106 agreement. The Authority may raise a Community Infrastructure Levy on new developments in order to pay for the infrastructure that is necessary for growth such as providing new health or education services. The Carmarthenshire Welsh Language Promotion Strategy, Welsh in Education Strategic Plan and the Carmarthenshire Well-being Plan will be relevant in order to inform Community Infrastructure Levy requirements.

8. Monitoring

- 8.1 The LPA is required to monitor the success of the Plan’s strategy and policies. The LPA will produce the findings of the monitoring in an Annual Monitoring Report (AMR) which will be the LPA’s main mechanism for reviewing the relevance and success of the LDP and identifying any necessary changes.
- 8.2 The new Monitoring Framework is currently being developed ready to be put in place once the draft second deposit rLDP is adopted.
- 8.3 The current LDP’s Annual Monitoring Framework has an indicator (Indicator 44) which measures:
“the number of planning permissions granted for residential developments of five or more dwellings in areas where 60% or more of the population speak Welsh.”
- 8.4 This reflects the tenor of policy SP18 The Welsh Language in the current LDP:
“The interests of the Welsh language will be safeguarded and promoted. Proposals for residential developments of 5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres, and Local Service Centres, located on sites within communities where 60% or more of the population are able to speak Welsh, will be subject to a requirement for phasing.”
- 8.5 The new rLDP Monitoring Framework is likely to include an enhanced set of indicators that reflect the scope of SP8 and WL1. Such indicators could include:
- Identification of the proportion of major approvals that include measures to safeguard, promote and enhance the interests of the Welsh language.
 - The number of residential approvals of 5 or more that provided a Welsh Language Strategy and Action Plan,
 - The number of residential approvals which do not accord with the Plan's housing trajectory providing a phasing plan having to demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.
 - The number of retail, commercial or industrial approvals with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare. of 1,000 sq. M. that provided a Welsh Language Strategy and Action Plan as part of the development application process.
 - The number of retail, commercial or industrial approvals that have a Welsh Language Commissioner approved Welsh Language Development Plan.
 - The proportion of advertisements (that are subject to planning control) that provide bilingual signage.
- 8.6 In order to support the gathering of further information for analysis to understand trends amongst Welsh speakers in Carmarthenshire, developers of approved housing

sites of five or more units or large scale retail, commercial and industrial approved proposals may also be requested to gather data from the prospective first occupiers of their sites in order to ascertain where they lived before purchasing their new property. This should assist in ascertaining whether there is a correlation between new developments and a decrease in the proportion of Welsh language speakers in the community.

Appendix 1: Community Welsh Language Profile Data

Developers should contact the LPA for guidance on preparing a Welsh Language Community Profile.

Table A1.1: Proportion of Welsh speakers by Electoral Ward according to 2021 Census.

Ward	% Welsh Speakers (2021 Census)
Abergwili	55.1
Ammanford	47.3
Betws	50.1
Bigyn	20.6
Burry Port	29.9
Bynea	25.4
Carmarthen Town North and South	34.2
Carmarthen Town West	34.3
Cenarth and Llangeler	46.9
Cilycwm	42.6
Cwarter Bach	59.4
Cynwyl Elfed	48.3
Dafen and Felinfoel	24.6
Elli	32.0
Garnant	50.7
Glanamman	48.2
Glanymor	19.2
Glyn	54.1
Gorslas	58.4
Hendy	38.1
Hengoed	31.8
Kidwelly and St Ishmael	37.6
Laugharne Township	20.1
Llanboidy	47.4
Llanddarog	55.7
Llandeilo	45.1
Llandovery	37.3
Llandybie	51.4
Llanegwad	48.3
Llanfihangel Aberbythych	46.0
Llanfihangel-ar-Arth	53.4
Llangadog	47.2
Llangennech	36.4
Llangunnor	48.0
Llangyndeyrn	50.2
Llannon	57.0
Llanybydder	51.7
Lliedi	26.0

Llwynhendy	21.8
Manordeilo and Salem	44.9
Pembrey	28.8
Penygroes	56.3
Pontyberem	60.7
Saron	47.5
St. Clears and Llansteffan	44.5
Swiss Valley	29.8
Trelech	47.0
Trimsaran	44.9
Tycroes	41.3
Tyisha	18.9
Whitland	37.0

Additional Welsh language data is available in the Revised 2018-2033 Local Development Plan Topic Paper: The Welsh Language (February 2023) [welsh-language-topic-paper-cover-eng-merged.pdf](https://gov.wales/welsh-language-topic-paper-cover-eng-merged.pdf) (gov.wales).

Appendix 2: Contacts and Links for Further Information

- For enquiries on all planning policy matters including the LDP please contact:

Forward Planning, Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY. Tel: 01267 228818
Email: Forward.Planning@carmarthenshire.gov.uk
- For Development Management and pre-application enquiries please contact:

Development Management (Carmarthen Office), Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY.

Development Management (Llanelli Office), Planning Services, Tŷ Elwyn, Llanelli SA15 3AP.
Development Management (Llandeilo Office), Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire.

Tel: 01267 234567
Email: Planning@carmarthenshire.gov.uk
- For enquiries on education matters please contact:

The Department for Education and Children, Building 2, St. David's Park, Job's Well Road, Carmarthen, SA31 3HB

Tel: 01267 246500
Email: ECS@carmarthenshire.gov.uk

Links for Further Information

Carmarthenshire Electoral Ward Profiles:

<http://www.carmarthenshire.gov.uk/english/council/pages/wardprofiles.aspx>

Carmarthenshire Joint Housing Land Availability Studies:

<http://www.carmarthenshire.gov.uk/english/environment/planning/planning%20policy%20and%20development%20plans/pages/housinglandavailability.aspx>

Menter Gorllewin Sir Gâr: <https://www.mentergorllewinsirgar.cymru/?lang=en>

Menter Dinefwr: <https://linktr.ee/menterdinefwr?fbclid=IwAR0n6ycCBFperDxBvB-ISoXsWgvVmlO7GvDMzFuelGdTDXu7BDpxrnjqOUg>

Menter Cwm Gwendraeth Elli: <https://www.facebook.com/MenterCwmGwendraethElli/>

Comisiynydd y Gymraeg / Welsh Language Commissioner: <https://www.comisiynyddygybraeg.cymru/>

Reference Links

Future Wales: the national plan 2040 (February 2021) [Future Wales: the national plan 2040 | GOV.WALES](#)

Planning Policy Wales, edition 11, Welsh Government (February 2021): [Planning policy Wales | GOV.WALES](#)

Technical Advice Note 20: Practice Guidance, Welsh Government (October 2017):
[Technical advice note \(TAN\) 20: planning and the Welsh language | GOV.WALES](#)

Carmarthenshire Welsh Language Promotion Strategy 2023-2028:
<https://democracy.carmarthenshire.gov.wales/documents/s72542/Welsh%20Language%20Promotion%20Strategy.pdf>

Carmarthenshire Welsh in Education Strategic Plan 2022-2032: [Welsh in Education Strategic Plan \(WESP\) \(gov.wales\)](#)

The Carmarthenshire Local Well-being Plan 2023 – 2028: [psb-well-being-plan.pdf \(thecarmarthenshirewewant.wales\)](#)

Appendix 3: Methodology for preparing a Welsh Language Impact Assessment

Purpose of the Assessment

1. The purpose of the Assessment is to establish the likely impact of the proposed development on communities in general, and on the Welsh language more specifically and, if appropriate, identify measures that will either mitigate negative effects, or protect/enhance/spread positive effects. It will help ensure the linguistic implications of a relevant proposed development are fully explored before planning decisions are made. The scale and period of effects (positive and negative) will depend on the nature and type of the development, and its relationship with the community. The Assessment is a structured process that enables the Welsh language to be taken into account when considering proposals for change. The results of the Welsh language Impact Assessment should be set out in a structured report.
2. The Methodology given in this Appendix is in three parts. This is the methodology that must be followed for undertaking the Assessment. It is a process where information about the likely effects of a proposed development is collected, assessed and taken into account by the applicant, as part of the work of formulating the proposal. The methodology will also be checked by competent officers within the Authority before the decision maker decides whether or not to grant consent.

Who should prepare the Assessment?

3. Due to the location and scale of the proposed development, an applicant is expected to employ a qualified person or group of consultants who will include a qualified person to carry out the work. Doing so will ensure the completeness and quality of the Assessment and its report. The report on the Assessment is expected to include a statement outlining their relevant expertise, qualifications or experience, sufficiently to show that this is true. A 'competent person' from the Welsh language perspective will have an accredited Language Planning qualification; experience or training in linguistic planning and/ or a Town and Country Planning qualification.
4. Engagement and undertaking a series of activities before submitting a planning application is a key part of preparing applications that require a Welsh Language Impact Assessment Report. It is expected that key stakeholders will play a full part in steps A – C described below.

The methodology – process and assessment

5. There are 3 main stages to follow in the process of undertaking a Welsh Language Impact Assessment of the relevant proposed development (see Figure A3.1 below):

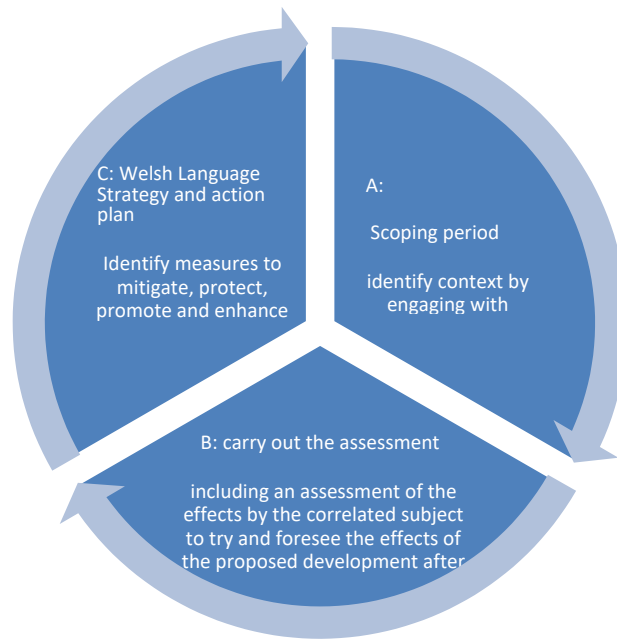


Figure A3.1: The 3 stages of undertaking a Welsh Language Impact Assessment

6. Engagement and consultation is a key part of each of the three stage process described above.

STAGE A1) SCOPING PERIOD (IDENTIFYING THE CONTEXT) - IDENTIFYING RELEVANT BASELINE INFORMATION

7. It is important that the Welsh Language Impact Assessment process, like any other assessment, starts early to enable the applicant and his/her advisers to identify the appropriate issues and analyse them as they prepare the details of the proposed development. Broadly speaking, the scoping work will include the following, and these should be recorded:
- I. Description of the proposed development;
 - II. Definition of the area that the development could influence directly or indirectly. The extent of the area will depend on its type of development, its scale and location;
 - III. Document the current 'state' of the specified communities/area, and in particular the Welsh language, which forms part of the baseline to base an assessment upon it;

- IV. Document assumptions/projections for the specified communities/area, in order to seek a picture of the direction of change (rather than definite figures) predicted in this identified area based on trends, without the intervention of the development;
- V. Document the objectives of the Local Development Plan and the relevant policies, and document the objectives of the Welsh Language Promotion Strategy, Local Wellbeing Plan, and the Council's Plan.

Data sources for the scoping work

8. Appendix 2 of this Supplementary Planning Guidance contains information on a number of current recognised relevant data sources for the Welsh language. Data/information will be updated fairly regularly and there is a possibility that additional sources will emerge. Therefore, when gathering information about the area of influence at the time of preparation for the development, there should be a thorough inquiry into the existence of latest data as well as additional data that may only be available at a local level about the Welsh language and the wider communities. Local stakeholders, such as Community and Town Councils, have data and information that will only be available locally, especially information on infrastructure (facilities and services) within settlements and their role in promoting the Welsh language.

Identifying the area of influence

9. Identifying the area that the proposed development might influence is important. The area of influence is unlikely to respect the development boundaries of settlements, or perhaps individual wards. Depending on the scale and type of development, the area of influence can include the Travel to Work Area and/or the Housing Market Area. Early discussions with the Planning Authority and other stakeholders, such as other services within the Councils and Mentrau Iaith, will be beneficial to the task of establishing and analysing the evidence and conducting the assessment. As, for example, in the case of retail impact studies or employment studies, a map will be required in the report, together with a record of the reasons for choosing the area of influence. A record of discussion with appropriate stakeholders should be included. The map should record the number and percentage of all Welsh language speakers at a community and ward level.

Profile of the population now and in the future

10. When considering the information that should be collected in the context of the Welsh language, it is recommended that the numbers and percentage of the Welsh speaking population (including learners) are used, dividing those speakers by age group, in order to understand what the impact of the development might be on the linguistic composition of the area over a period of time.
11. Data about language transmission in the home within the locality should also be analysed. The language of children younger than three years old is not recorded in the Census. Other sources can provide the information to establish a baseline and complete assumptions, namely Mudiad Meithrin data and Flying Start data. Understanding the situation of the language in the different age groups gives a picture of the vitality of the language now, and can also offer a picture of the language in the area over the next decades if current trends continue and if the development did not happen.

12. The question that needs to be addressed and evidenced is: How does the proposed development contribute to or impact on projections of change necessary to maintain or increase the number and percentages of Welsh speakers in the area affected? This stage offers an opportunity to identify future issues in the area, and by carrying out the assessment, how the proposed development can affect them (positively or negatively).
13. The impact of a proposed development in area of influence where the use of Welsh is not such a prominent feature in the community can be different from the effect in an area where there is a higher percentage of Welsh speakers, and where the daily use of Welsh is more prominent. This analysis must be recorded.

Profile of the infrastructure in the influence area (facilities and services for public use)

14. When considering the information that should be gathered in the context of the wider communities, the availability of local facilities for public use must be understood - shops, GP, surgeries and other public services, and community centres, halls, schools, etc. When engaging with relevant stakeholders, a picture can be obtained of which of these facilities offer services or activities in Welsh. If the information is not available, an applicant is expected to take steps to fill the gap.

Engagement at the scoping stage

15. Every development, regardless of size, can benefit from effective engagement / consultation. Firstly, it conforms to one of the ISO 31000 principles which is "*activities to communicate and consult with stakeholders throughout the process*"² Secondly, identifying the characteristics of the community and the factors that influence the places (domains) that are important to the vitality of the language at an early stage offers the best opportunity to ensure that Welsh is a consideration in the development of the proposal. The nature and scope of consultation will be in accordance with the requirements of PA Wales Act and the expectation of the [Pre-application Community Consultation: Best Practice Guidance for Developers](#) (Welsh Government, December 2021). Consultation typically involves consulting with three groups of people, namely:
 - people who occupy or own property near the application site;
 - community consultees, including Community Councils and Councillors (Local Members); and
 - specialist consultees.
16. Details on the identity of specialist consultees and when they should be consulted are provided in Schedule 4 of the DMPWO⁹. The identity of the specialist consultees listed in Schedule 4 which are relevant to the proposed development, will be determined by carrying out tests on the description of the development. Annex 2 of the Pre-application Community Consultation: Best Practice Guidance for Developers provides those tests.
17. Welsh Government notes that the applicant may identify additional, valuable consultees not listed in Schedule 4 of the DMPWO. The applicant will be expected to consult with the relevant language initiative e.g. one of the mentrau iaith in Carmarthenshire (see Appendix 2). Creating a timetable of consultation activities at the beginning of the project will assist to achieve the non-statutory and statutory, engagement activities, at the correct time. It can also assist to ensure that the statutory

⁹ The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Management Manual, [development-management-manual.pdf \(gov.wales\)](#).

requirements are met.

- 18. Carmarthenshire County Council offers a pre-application advice service ([link to the website to be included here](#)). Appendix 2 of the Supplementary Planning Guidance includes the addresses of key stakeholders. The timing of such informal discussions is at the discretion of the applicant; but, in general, it will be extremely beneficial for these to happen as soon as the applicant is in a position to provide enough information to form the basis for discussion. It will be an opportunity for planning officers to draw the applicant's attention (and/or those who will advise him/her) to any gaps in information he/she has collected. The Planning Officer will ask for information from relevant officers within the Council. The applicant may request that any preliminary information currently provided be treated confidentially by the Planning Authority.
- 19. Table A3.1 below provides a template to record the required information

Table A3.1: Template to record discussion with stakeholders	
Consult with stakeholders and engage in the activities required to address the identified risks and benefits	
Which local groups/ organisations/ officers were consulted	Details of feedback received

STAGE A2) SCOPING PERIOD (IDENTIFYING THE CONTEXT) – ANALYSING THE INFORMATION

20. The purpose of this part of the scoping period is to analyse the information gathered during Stage A1 in order to identify key issues about the community and the Welsh language. This will help to obtain an initial picture of the potential impacts associated with the development. The conclusions must be recorded in the Report on the Welsh Language Impact Assessment.

STAGE B) UNDERTAKING THE ASSESSMENT

21. As with the Environmental Impact Assessment process, the process of carrying out the Welsh Language Impact Assessment needs to consider and record the following, referring to the background information and analysis above (i.e. Stage A1 & Stage A2):

- who (e.g. a particular age group)/ what (e.g. local school) is likely to be affected
- type of effect (i.e. positive, negative, neutral, direct, indirect)
- likelihood of the effect occurring (i.e. firm, uncertain, can be reversed, cannot be reversed)
- potential cumulative effects

Part 1: Complete the Welsh Language Impact Assessment

22. In order to complete the Welsh Language impact Assessment of the proposed development, the relevant parts of the Welsh Language Impact Assessment matrix shown in table 8.3 below should be completed. You will need to consider the inter- relationship between the factors, e.g. the Welsh language population and the housing market and the area's economy. The template must be used in your report on the Assessment. If a positive or negative impact is identified, it will be necessary to consider if any positive effect can be improved, or how you will control negative effects. Those activities must be recorded in Stage C below.
23. The sample risk/ benefits matrix in Figure A3.2 can be used to identify the risk and the likelihood of the effects.

Figure A3.2: Sample Risk/ Benefits Matrix

				← EFFECT OVER 20 YEARS →				
				Area	Small	Medium	Substantial	Significant
				All speakers in the Upper Area Lower Layer	Decrease of up to 2% than the projected speakers (usually business)	Decrease of over 2% to 5% than the projected speakers (usually business)	Decrease of 5% to 10% than the projected speakers (usually business)	Decrease of 10% and over than the projected speakers (usually business)
					1	2	3	4
				Probability	Small	Medium	Substantial	Significant
LIKELIHOOD	↑	It would be expected to occur in almost all similar developments	Frequency History of it occurring 9 times out of 10 in the last x (say 20 years) years	Likelihood 4 Almost certain	4	8	12	16
		It would be expected to occur in the majority of similar developments.	History of it occurring 5-8 times out of 10 in the last x (say 20 years) years	3 Likely	3	6	9	12
		It would be expected to occur in the minority of similar developments	History of it occurring 2-4 times out of 10 in the last x (say 20 years) years	2 Possible	2	4	6	8
	↓	It would be expected to occur in a very small number of similar developments	History of it occurring 1 time out of 10 in the last x (say 20 years) years	1 Unlikely	1	2	3	4

Table 3.2: Welsh language impact assessment Matrix

LANGUAGE AND MOBILITY OF POPULATION (this issue is common to Housing development and Employment development)	Score			Comments
Explain, with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 1 - 16	
<ul style="list-style-type: none"> How is the development going to ensure opportunities for people to stay in their community? 				
<ul style="list-style-type: none"> Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where will they come from? How many and what percentage are likely to be Welsh speakers? 				
<ul style="list-style-type: none"> Is there a likelihood that local people will migrate from the community as a result of the development? 				
<ul style="list-style-type: none"> Is the development likely to result in a change in the age structure of the community: more or fewer children, young people, middle-aged people, older people? 				
<ul style="list-style-type: none"> Is there a likelihood that there will be a change in the balance between Welsh speakers (including learners) and individuals with no ability in Welsh? 				

<ul style="list-style-type: none"> Is the change likely to be permanent or temporary? 					
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. You can use the sample risk matrix in Figure 3.2 to record the effect and the likelihood of the effect.</p> <p>Use a separate page if more space is needed.....</p>					
Composite score					
What is the benefit?	What is the risk?				

Please go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit	Please go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				
VISUAL ELEMENTS (this issue is common to Housing development and Employment development)		Score			Comments
Explain, with evidence, how the development will affect the Language Visibility in the area, in terms of promoting the unique culture of the area.	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 1 - 16		
<ul style="list-style-type: none"> Will the development increase visibility of the language? 					
<ul style="list-style-type: none"> Corporate image and branding - signs and advertisements on the site that are under the control of planning, e.g. advertising signs/marketing of new housing site, signs and advertisements to customers in public places on an employment site 					
<ul style="list-style-type: none"> Site name or development – will it keep an old Welsh name or will any new name be derived from historical, geographical or local links to the area, if practicable 					
Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 3.2 could be used for the identification of the impact and probability of the effect.					

Use a separate page if more space is needed.....					
Composite score					
What is the benefit?	What is the risk?				
Please go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit	Please go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE (discuss the following by type of development)	Score			Comments
Explain, with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 1 - 16	
<ul style="list-style-type: none"> To what extent does the development affect public amenity/ the environment in the area? Will the area be more/ less desirable to live in? 				
<ul style="list-style-type: none"> How adequate is the availability of childcare and pre-school places in the locality 				
<ul style="list-style-type: none"> How adequate are the number of school places in the local area? Would the development be likely to call for more places or is there enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers? 				
<ul style="list-style-type: none"> How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned Welsh as a second language can use and improve their Welsh and become part of the Welsh community? 				

<ul style="list-style-type: none"> • Would the development increase demand for local facilities and services? 				
<ul style="list-style-type: none"> • To what extent does the development have a positive or negative impact on existing facilities or services? 				
<ul style="list-style-type: none"> • How will the development maintain or create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on? 				
<ul style="list-style-type: none"> • Does the development have the potential to have a positive or negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change? 				
<ul style="list-style-type: none"> • How could the Welsh community and its institutions integrate the development? 				
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 3.2 could be used for the identification of the impact and probability of the effect.</p>				

Use a separate page if more space is needed.....					
Composite score					
What is the benefit?	What is the risk?				
Please go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit	Please go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				
THE HOUSING MARKET		Score			Comments
Explain, with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect (E)	Likelihood (T)	Composite score	
		1, 2, 3 or 4	1, 2, 3 or 4	1 - 16	
<ul style="list-style-type: none"> Expected market price for the houses, and how this compares with household income locally. 					
<ul style="list-style-type: none"> Would the development be likely to have a positive or negative impact on the average house price in the area affected? 					

<ul style="list-style-type: none"> • Affordable housing contribution and how this compares with policy requirements 				
<ul style="list-style-type: none"> • Expected or proposed rate of development. Would it happen slowly? 				
<ul style="list-style-type: none"> • Housing mix and how it compares with policy requirements, County or local surveys, or other sources of information 				
<ul style="list-style-type: none"> • Housing numbers and how this compares with the demand for housing and the supply of housing given in the Plan, and those granted since the adoption of the Plan 				
<ul style="list-style-type: none"> • Increased potential impact the development could have, taking into account any other relevant recent developments in the local area 				
<ul style="list-style-type: none"> • Would the development increase the demand for private rented housing, which would mean less stock available to local households? 				
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 3.2 could be used for the identification of the impact and probability of the effect.</p>				

Use a separate page if more space is needed.....					
Composite score					
What is the benefit?	What is the risk?				
Go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit	Go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				
ECONOMIC FACTORS		Score			Comments
Explain, with evidence, how the development affects the economics of the local area.		Effect (E)	Likelihood (T)	Composite score	
		1, 2, 3 or 4	1, 2, 3 or 4	1 - 16	
<ul style="list-style-type: none"> How does the development contribute to existing employment opportunities in the area? 					

<ul style="list-style-type: none"> Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally? 				
<ul style="list-style-type: none"> Number of full and/or part-time jobs 				
<ul style="list-style-type: none"> Skills that are necessary for the business or organization and how this compares with local people's labour skills (within the Travel to Work area) 				
<ul style="list-style-type: none"> Salaries that will be offered and how these compare with average salaries in the area 				
<ul style="list-style-type: none"> Labour skills of local people (within the Travel to Work area) and the likelihood according to the above assessment that the jobs will be filled from among the local population 				
<ul style="list-style-type: none"> Is it likely to have to search outside the local area for employees, e.g. for specialist skills 				
<ul style="list-style-type: none"> Will a front-line service be provided to the public? 				
<ul style="list-style-type: none"> Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory) 				
<ul style="list-style-type: none"> Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs 				
<ul style="list-style-type: none"> Increased potential impact the development could have, taking into account any other relevant recent developments in the local area 				
<ul style="list-style-type: none"> Is the development likely to have a positive impact on current local businesses, e.g. by offering 				

business opportunities to supply the requirements of the new business for goods?					
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 3.2 could be used for the identification of the impact and probability of the effect.</p> <p>Use a separate page if more space is needed.....</p>					
Composite score					
<p>What is the benefit?</p> <p>Please go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit</p>	<p>What is the risk?</p> <p>Please go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)</p>				

**STAGE C) – IDENTIFYING MITIGATION/ PROTECTION/ IMPROVEMENT/ ENHANCEMENT
SPREAD MEASURES**

24. Every good decision will depend on an effective analysis of options. Option appraisal is the process of identification and selection of the most appropriate risk management strategy within the limitations of the situation. Normally, this requires following a process of scoring or weighting options on how to reduce the risk to an acceptable level. As a result, of evaluating the options and drawing conclusions you can then proceed to select the 'preferred strategy', which is the 'best' strategy for the situation and the one who receives the approval of the developer, the stakeholders and partners.
25. Evaluation requires you to follow some, if not all, of the follow-up action:
- establish clearly what is the outcome you are trying to achieve;
 - Identify the possible options to achieve that outcome;
 - Clearly established what are the criteria used to evaluate;
 - Select the most appropriate tool to implement each option;
 - Identify the impact of each option;
 - Compare the advantages and disadvantages of each option and reach a conclusion.
26. Usually, the risk management options are one of the following:
- TERMINATE – get rid of a proportion of the risk where possible;
 - TOLERATE – accept the risk by choosing not to intervene;
 - TRANSFER – sharing or moving elements of the risk by sharing with stakeholders or other partners or use technology, new processes or new investment;
 - MITIGATE - modification of the effects of the development by putting developing plans in place
27. You will also need to consider how to TAKE ADVANTAGE of OPPORTUNITIES arising from the risk to initiate new opportunities.
28. If a positive or negative impact is identified in Stage B above, it will be necessary to consider if any positive effect can be improved upon or show how you will control negative effects. If

significant negative effects are not acceptable, consideration must be given to whether it is possible to take steps to reduce the risk to an acceptable level. It should be borne in mind that there is a strong possibility a planning application can be refused by the local planning authority in accordance with WL1 if the assessment identifies a significant negative impact is likely. Therefore, consideration should be given to determine if there is an alternative option that would be likely to reduce the risk to an acceptable level. It should be recognised that it is not possible, in practice, to eliminate risk entirely. This will help to choose what options are available to be included in a Welsh Language Strategy and an accompanying Action Plan.

29. Table A3.3 generally sets out what kind of response to consider depending on the composite score.

Table A3.3 Response options				
	Positive	Response options	Negative	Response Option
Likely Significant		MAXIMISE		TERMINATE
Unlikely Significant		MAXIMISE		MITIGATE
Small Likely		MAXIMISE		MITIGATE
Small Unlikely		MAXIMISE		TOLORATE

30. Section 7 includes a list of possible activities that can be used to ensure positive effects and to manage risks of negative effects. Those activities should be recorded in the WLIA, indicating how and when the activities will be carried out. This is essential to show that the measures can be realised. Possible measures should be discussed with the Mentrau Iaith and the Planning Officer, who will discuss with relevant officers within the Councils, e.g. education officers, Welsh language officers and economic development officers.
31. Table A3.4 below provides a template to record the necessary information.

Table A3.4: Record of measures/activities to protect, promote and enhance or mitigate threats to the use of Welsh

What is the Benefit or Risk identified in Stage B above?	Possible measure /activity to control the benefit or risk	What does the activity achieve?	How will the benefit/ mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency

Appendix 4: Producing and monitoring a Welsh Language Action Plan

A Welsh Action Language Plan (WLAP) will set out and track the proposed steps that will be taken to safeguard, promote and enhance the acquisition of Welsh language skills and use of Welsh as relevant, and in proportion to the scale and anticipated impact of the development. The WLAP will also outline key stakeholders to engage and work with, timelines and resources required.

The WLAP should:

- i. reiterate the evidence of the Welsh Language Community Profile
- ii. state the aim and scope of the development
- iii. where relevant, summarise the findings of the Welsh Language Impact Assessment
- iv. set out the measures to mitigate any potential negative impacts
- v. set out the steps to safeguard, promote and enhance the Welsh language
- vi. identify timescales and responsibilities
- vii. set out process for monitoring the implementation of the WLAP

Developers should use or adapt the template provided below

Activity	Description / Overview	Actions / Opportunities	Stakeholders / Resources	By When /Update
1. COMMUNICATIONS				
Communications		•		
Branding		•		
Signage		•		
2. PROCUREMENT & CONSTRUCTION				
	○			
		•		
3. EDUCATION, SKILLS & TRAINING				
Apprenticeships and placements				
Welsh language skills		•		
		•		
4. XXXXXXXX				
		•		
5. XXXXX				

	•	•		
6. XXXXX				
		•		
7. XXXXX				
		•		
		•		
8. XXXX				
9. Other				
		•		

Draft Supplementary Planning Guidance: Open Space

Requirements for Integrating Open Spaces within New Residential Developments

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Abbreviations

- GBI** Green & Blue Infrastructure
- LDP** Local Development Plan
- LEDS** Landscape and Ecological Design Scheme
- LEMP** Landscape and Ecological Management Plan
- NGBs** National Governing Bodies
- PAC** Pre-Application Consultation
- POSA** Public Open Space Assessment
- SAB** Sustainable Drainage Approval Body
- SPG** Supplementary Planning Guidance
- SuDS** Sustainable Drainage Systems
- TAN** Technical Advice Note

1. Introduction

- 1.0.1. The present Supplementary Planning Guidance (SPG) has been prepared to accompany *PSD8: Provision of New Open Space* as contained within *Carmarthenshire's Local Development Plan (LDP) 2018-2033*. It is one of a series of SPG notes which help to collectively inform the process, design, and quality of sustainable development within the County.
- 1.0.2. This guidance will be used as a material consideration in the determination of planning applications and should, therefore, be referred to by those intending to submit a planning application.
- 1.0.3. The purpose of this document is to provide applicants with:
- Open Space Standards which prospective development must adhere to;
 - The types of open space and quantity required in context to local needs;
 - The requirement of future provisions in terms of situation, design, and size; and
 - The type of contributions expected and how these are calculated.
- 1.0.4. This document was developed in line with [Planning Policy Wales](#) Edition 11 and [TAN16: Sport, Recreation and Open Space](#). A non-exhaustive summary of background policy and local strategic context in relation to open space can be found within *Carmarthenshire's Public Open Space Assessment (POSA)*.
- 1.0.5. A glossary of terminology can be found in Appendix A.

Consultation

- 1.0.6. The present SPG will be subject to a consultation exercise conducted in a manner consistent with that set out within the Delivery Agreement for the LDP. Those changes agreed in responses to the comments received will then be incorporated and subsequently adopted by Council.

1.1. Defining Open Space

- 1.1.1. Contributing to the landscape and public realm of Carmarthenshire, open spaces are vital for health, well-being, and recreation. They provide a place for play and physical activity, often in the presence of nature, and can promote environmental conservation as inherent parts of Green and Blue Infrastructure (GBI). By providing a place for social and human-nature interaction, these areas can further develop a person's sense of *cynefin*¹ whilst embedding placemaking principles within sustainable design.
- 1.1.2. There is a wide variety of open spaces, each often with a distinct function. While there is no universal definition of open space in respect of classification, size, or description, [TAN16: Sport, Recreation and Open Space](#) provides a full list of open space typologies and provides the following definition:
- 1.1.3. *“Open space is defined in the [Town and Country Planning Act 1990](#) as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. For the purposes of this guidance, open space should be regarded as all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport, recreation and tourism, and can also act as a visual amenity and may have conservation and biodiversity importance.”*
- 1.1.4. The present SPG considers open space closely in line with the above. Nevertheless, to ensure that those experiencing socio-economic disadvantage have the same opportunity as those who are not, open spaces must explicitly also be permanently accessible without financial restriction for members of the public to access (on-foot) and enjoy the primary purpose of the site from which the recreation/amenity benefit is provided.

¹ “Cynefin” is a Welsh word meaning ‘the place where we feel we belong, where the people and landscape around us are familiar, and the sights and sounds are reassuringly recognisable.’

1.2. Open Space Typology

1.2.1. Well-designed open spaces are integral to the flow and overall feel of a development, alongside the wider built environment. When coupled with effective design solutions and sympathetic management, all functional open spaces can contribute towards the health and wellbeing of residents, visitors, and workers, whilst safeguarding the GBI network for future generations. Therefore, sustainable development is often integrated with a variety of open space types to ensure that a range of needs, abilities, and interests are duly met. Those typologies stated within *TAN16* have been consolidated below in recognition of the multifunctional benefits which many of these open space provide. Each category is defined below, with specific design criteria later outlined in Chapter 4.

Play Space

1.2.2. Play Spaces are areas designated specifically for providing play opportunities for children and young people. They may comprise of playground equipment, wheeled sport facilities, and natural features such as trees, logs, water, and sand, and also contain other amenities such as hangout shelters, seating, and bins. To promote inclusive play where all children and young people have equal access to quality local play provision, the following Play Spaces have been developed in line with the guidance set out in [Wales: A Play Friendly Country](#) (Table 1).

Table 1. Types of Play Spaces defined in the context of Carmarthenshire.

Type	Definition
Doorstep Play Space	A small, landscaped space with engaging play features and where young children can play within view of known adults.
Local Play Space	A medium-sized, landscaped space with play features that can be accessed safely by children independently and with friends, without an accompany adult.
Neighbourhood Play Space	A larger, varied natural space with secluded and open areas which contain a wide range of play features. Flexibility for physical recreational activities for children of all ages, and young people.

Outdoor Sports

- 1.2.3. Outdoor Sports includes playing fields, pitches, and courts, and are often supported by associated facilities such as changing pavilions, areas of semi-natural features (e.g., boundary hedgerows, green corridors), and provision for bicycle racks and parking. Alternative forms of informal outdoor sports provision such as outdoor gyms, fitness trails, and trail mountain bike track are also considered within this category. Collectively, these spaces directly support [Welsh Government's 'Climbing Higher'](#) ambitions for increasing participation in sport and physical activity.

Accessible Greenspace

Accessible Greenspaces are areas of predominately natural character which are dedicated for public amenity, recreation, and environmental conservation. Characterised by vegetation, geology, and water, they include landscape-scales resources such as country parks and common land, alongside smaller dispersed areas throughout the built environment such as street trees, village greens, and parks. Collectively, these resources facilitate the human-nature connection and help create the mosaic of habitats seen within Carmarthenshire.

Community Growing Spaces

- 1.2.4. Community growing spaces such as orchards, allotments, and community gardens provide opportunities for active recreation and social interaction, alongside growing fruit and vegetables. Both the encompassing activities and consumption of such produce can promote physical and mental well-being. In some cases, this land may also be used for husbandry (e.g., bee keeping), and could also hold classes aimed at educating the community on a range of self-sufficiency principles. Associated infrastructure includes access to services (e.g., water and electric), potting-up sheds, and other structures such as a multifunctional room and educational signage. These spaces have the unique opportunity to help alleviate issues such as the food security by increasing local food production, the obesity epidemic by promoting healthier eating, and climate change by reducing food miles.

2. Delivering Open Space

2.0.1. The following chapter evidences the pragmatic approach which has been undertaken to safeguard and enhance open space provision, in accordance with local needs. Standards were first devised in reference to the local challenges faced by Carmarthenshire’s communities. These were then tested in a POSA to indicate areas of sufficiency, helping to shape LDP policies which underpin the requirement to protect and deliver open space. Lastly, this SPG sets out the responsibilities placed on applicants to ensure that prospective development proposals are in keeping with the adopted standards.

2.1. Carmarthenshire’s Open Space Standards

2.1.1. Collectively, these locally developed standards ensure the capacity of existing open space provisions continues to provide communities with the opportunity for play, exercise, leisure, and connecting outdoors (Table 2). While guided by recommendations made by Play Wales, Fields in Trust, and Natural Resources Wales, each standard helps address the distinct challenges faced in Carmarthenshire by contributing towards several key strategic priorities made by Council. In practice, they enable the identification of open space sufficiency and, ultimately, set the minimum requirement for which future development must provide.

Table 2. Carmarthenshire’s Open Space Standards

Open Space Category	Quantity Standard		Accessibility Standard
	Per 1000 People (ha)	Per Person (m2)	
Play Space	0.8	8	Doorstep: 1½-minute walk (100m) Local: 5-minute walk (400m) Neighbourhood: 12½-minute walk (1,000m)
Outdoor Sports	1.6	16	Playing Fields: 15-minute walk (1,200m)
Accessible Greenspace	0.25	2.5	Wherever possible
Community Growing Space	0.2	2	-

2.2. Public Open Space Assessment

- 2.2.1. A POSA has been undertaken across the entire unitary area to audit existing provisions and, in part, support the evidence base of the LDP. As a high-level assessment it acknowledges that the level of open space provision is dynamic and is likely to fluctuate over time. For instance, additional spaces could be provided, potentially leading to a sufficiency within the vicinity (in accordance with each of the standards), or retired spaces may become inaccessible (leading to the deficiency). Therefore, the results of the POSA are considered to provide an indicative reflection of provision and discretion is given to any subsequent work which may be used to inform the assessment of planning applications. It is expected this will be mitigated through annual revisions.
- 2.2.2. In summary, settlements² were assessed against the quantity benchmark whereas accessibility was assessed using network analysis to provide a service area from each open space resource (i.e., the route a sat nav might take) in alignment with the walking distance identified within the standards (Table 2). Additional accessibility was undertaken to inform each of the allocations within the LDP (subject to change).
- 2.2.3. Please refer to the *Open Space Calculator* which provides an indicative overview of the open space provision within Carmarthenshire (based upon the latest version of the POSA).

² Tier 1, 2, and 3 as contained with the LDP settlement framework.

2.3. LDP Policy

- 2.3.1. The LDP has been designed to prevent any further deficits which presently existing across the County. The policies which embed this have been extracted below, however they should not be considered in isolation.

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 appropriately 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 of the facility; or,
- d. A satisfactory financial contribution towards compensatory provision is provided as an acceptable alternative facility.

- 2.3.2. *PSD7: Protection of Open Space* seeks to protect all areas identified as open space by the Council. This policy encompasses all open spaces outlined during the audit contained with the POSA despite the delineation made between publicly accessible and limited access spaces.

- 2.3.3. To comply with *PSD7*, any development proposals on land which is, in part, or wholly, identified within the audit must demonstrate that the criteria has been satisfied.

PSD8: Provision of New Open Space

All new residential developments of five 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.

- 2.3.4. *PSD8: Provision of New Open Space* seeks to ensure that any further applicable development will be required to make an appropriate contribution to meet the needs of the new residents and ensure that existing shortfalls are not exacerbated. The approach in which these policies will be implemented is summarised in Appendix B.

2.3.5. Other policies pertinent to the delivery of sustainable development and ensuring placemaking in context to open space provision are further outlined below:

- *SP12: Placemaking and Sustainable Places* and *PSD1: Effective Design Solutions: Sustainability and Placemaking* provides the overarching framework for quality design in development, conservation, and enhancement proposals within the County. It states that consideration of open space provision should be an integral component of design from the outset. The *Placemaking and Sustainable Places SPG* elaborates upon this.
- *PSD3: Green and Blue Infrastructure Network* outlines the requirements of development proposal to consider GBI. Both the Open Space and GBI Network are intrinsically connected and demonstrating adherence to one is expected to meet the other.
- *PSD5: Development and the Circular Economy* sets out the need for proposals to demonstrate how waste will be mitigated. Open Spaces can provide an opportunity for waste utilisation.
- *PSD11: Noise Pollution* and *PSD12: Light and Air Pollution* prevents the adverse effects from associated pollution. Open Spaces (particularly greenspace) can act as an effective sound/air quality buffer.
- *SP14: Maintaining and Enhancing the Natural Environment* seeks to ensure that nature is enhanced and not adversely affected by development proposals. Reference is made to the *Biodiversity SPG* clarifying *NE2: Biodiversity*. The requirement for proposals to meet net benefits for biodiversity may be delivered together with Open Space. Onward management must be sympathetic to biodiversity conservation.
- *CCH4: Water Quality and Protection of Water Resources* seeks to protect water quality and enhance aquatic ecology. Such provisions can also provide opportunities for meeting open space requirements as part of an inclusive design approach. The same is true for wider flood mitigation measures required by *CCH5: Flood Risk Management and Avoidance*.
- *INF1: Planning Obligations* sets the mechanism in which developer contributions will be secured and is further evidenced within the *Planning Obligations SPG*.

3. Developer Contributions

- 3.0.1. In accordance with *PSD8*, developer contributions will be required for all new residential developments accommodating 5 or more dwellings where there is a quantitative deficiency in one or more of the identified open space categories. Additionally, such proposals will also be required to meet the minimum accessibility standards to ensure that existing or proposed new open space provisions are accessible to the eventual occupants. This applies to all proposals which result in self-contained units of accommodation, including conversions from non-residential use to residential, and/or the subdivision of an existing residential property which will lead to a net increase of 5 units or above the existing number of properties.
- 3.0.2. In those instances which lead to a potential loss of existing open space (whether representing an actual reduction in provision quantity and/or accessibility for existing residents), all proposals irrespective of development type may need to deliver reparative contributions in line with *PSD7*, in addition to the standards and design criteria contained within the present SPG.
- 3.0.3. Where the Council identifies that an applicant has purposefully sub-divided sites to undermine the requirements outlined above, the overall residential unit provision will be calculated, and any open space contributions will be sought accordingly. This also applies to those planning applications which are staggered over a given period.
- 3.0.4. In this context, the delivery of open space resources shall be achieved via one, or an appropriate and agreed mix, of the following mechanisms:
- Integrated Provision
 - Commuted Sum

NB: A Commuted Sum will only be accepted in certain instances.

3.1. Integrated Provisions

- 3.1.1. Integrated provisions are those delivered as part of the development for the primary benefit of the eventual residents. Early discussions during the pre-application stage are vital to ensure that suitable provision is made in a planned manner and that open space forms an integral design component of the development. The Council favours proposals which embed integrated provisions to facilitate the creation of sustainable communities, ensure effective placemaking, and the delivery of wider LDP policy and well-being objectives.
- 3.1.2. Each proposal will need to demonstrate that residents' needs are adequately provided for (in accordance with Carmarthenshire's Open Space Standards).
- 3.1.3. Consideration may be given to improving accessibility. For instance, where an existing provision could potentially service the proposed development although it goes beyond the appropriate accessibility standard and there is a demonstrable quantity sufficiency within that electoral ward.
- 3.1.4. In proposals for major development and/or sites where phased development will occur, the extent, location, design functions, and intended multifunctionality of open space must be outlined within the site brief and detailed within any accompanying design statement. This information should clearly set out how these are expected to make a positive contribution to the communities and landscape of Carmarthenshire, particularly in terms of the public realm.
- 3.1.5. Provisions must be accessible on completion, with phasing being delivered in line with open space provision requirements. However, if the scale of the proposal development requires large scale open spaces which are intended to be shared by the whole development, a specific programme for provision must be submitted and approved as part of the planning application.

3.2. Calculating the Open Space Requirement

- 3.2.1. Please see the accompanying *Open Space Calculator* (this will be developed as part of the progression of this SPG towards public consultation).
- 3.2.2. The contribution sought is tailored to meet the additional demand arisen from the proposed development in line with Carmarthenshire's Open Space Standards, as proportionate to the number of proposed dwellings. It will not be applied to alleviate any existing open space shortage unless created/exacerbated by the proposed development. In instances where there is a sufficiency in both quantity and accessibility, a contribution may be sought to improve the condition and/or extent of nearby existing provisions, if a demonstrable need is evidenced.
- 3.2.3. In summary, the *Open Space Requirement* varies on development scale, location, and existing transport infrastructure. It is calculated on the proposed number of dwellings, the *Open Space Demand* created by the prospective *Household Occupancy*, the accessibility of the site in relation to existing provisions, and the capacity and existing local open space to service additional needs.
- 3.2.4. Once the *Open Space Requirement* is known, an applicant can begin effectively integrating it within the overall design and landscape of the proposal, in accordance with the design criteria set out for each open space type (see Chapter 4). Nevertheless, while the *Open Space Requirement* represents the minimum amount for which applicants must seek to provide, and developers are encouraged to go beyond this to maximise community benefits and promote placemaking principles and sustainable design.
- 3.2.5. Proposals will be expected to justify their adherence to the standards, and, therefore, it is advised that supplementary information should evidence how the requirement was determined.
- 3.2.6. A reduced requirement may be accepted for proposals of assisted living developments (not including care homes) made under *HOM6: Specialist Housing*, and proposals for ancillary residential accommodation in the form of an annexe, made under *HOM9: Ancillary Residential Development*. Along with other exceptional circumstances, these will be reviewed on a case-by-case basis.

3.3. Management & Maintenance

- 3.3.1. Where an integrated provision is provided there will also be a need to address its future maintenance. It is the Council's preference for a developer-initiated management plan to deliver the future maintenance of integrated provisions. Forming part of the planning application, a management plan will need to identify who will be responsible for managing and funding the maintenance of the open space (e.g., a sufficiently resourced management company) and demonstrate what arrangements will be delivered throughout the lifetime of the proposed development.
- 3.3.2. Where developers make a financial contribution *in lieu* of integrated provision, a commuted sum for future maintenance costs will also be sought. This sum may be further subject to a cumulative present value factor to ensure provisions are adequately funded.
- 3.3.3. Estimates can be obtained from the accompanying *Open Space Calculator*.
- 3.3.4. Whilst specific considerations for each type of open space is provided throughout Chapter 4, further guidance on the scope of maintenance plans is set out in Section 4.5.

3.4. Commuted Sums

- 3.4.1. To encourage thoughtful design, placemaking, and ascertain the vision for 'One Carmarthenshire', all residential proposals are expected to meet their open space requirement through delivering integrated provisions. Only in exceptional circumstances will the Council consider a Commuted Sum.
- 3.4.2. During the pre-application stage, an applicant must provide justifications as to why provisions cannot be integrated into the proposal (e.g., the shape and/or layout of the site). If the Council deems it is inappropriate and/or impractical for an applicant to meet the necessary *Open Space Requirement*, only then will a Commuted Sum be acceptable.
- 3.4.3. A Section 106 Agreement may be arranged to secure financial contributions which will be used to improve existing open spaces, deliver new provisions, and/or support their ongoing maintenance.
- 3.4.4. Any subsequent provision delivered through commuted sums will be situated near the contributing development site or within the same settlement, and ideally in accordance with the Accessibility Standards. This is to comply with the relevant statutory tests³. Additionally, the Council may pool contributions within the same locality to ensure open space needs can be met more effectively.

How are Commuted Sums calculated?

- 3.4.5. Where an applicant proposes to integrate all open space requirements and will be responsible for future maintenance, there would be no need to calculate costs associated with open space contributions. However, the process which will be undertaken by the Council to determine a Commuted Sum is detailed within the *Planning Obligations SPG*. This document further details instances where a S106 Agreement may be sought for securing improvements to the quality and/or extend of existing provisions. Estimates can be obtained from the accompanying *Open Space Calculator*.

³Any planning obligations in the agreement are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

3.5. Planning Process

- 3.5.1. This section provides an overview of the planning application process in relation to delivering open space.

Pre-Application Consultation

- 3.5.2. Proposals for major development are required to submit a [Pre-Application Consultation \(PAC\)](#) Report. When undertaking this, community engagement can help shape the design process and determine any local demand for specific features and/or types of open spaces. Nevertheless, where the likely future residents cannot be consulted in advance, any local aspirations should be balanced with the demand arising from the new development (and design criteria set out within this SPG).

Pre-Application Discussions

- 3.5.3. The present SPG provides an overview of typically open space requirements however, it should also be recognised that every circumstance and potential development site is unique. Applicants are, therefore, encouraged to utilise our [Pre-Application Service](#)⁴ to discuss the relevant development plan policies against which the development proposal will be assessed, the open space requirements that the proposal will generate, any other material planning considerations and site-specific considerations including the scope and amount of any Section 106 contributions.
- 3.5.4. To promote better placemaking, early consultation may also be sought from the [Sustainable Drainage Approval Body \(SAB\)](#) to discuss the requirement for SuDS and how these may provide amenity and biodiversity benefits; in addition to other vested parties such as [Chwaraeon Cymru \(Sport Wales\)](#) and [Chwarae Cymru \(Play Wales\)](#) to provide specialist advice related to the respective open space disciplines.

⁴ Fees apply. Note that this service is separate from that of the SAB which charges an additional for using its pre-application service.

Planning Application Stage

- 3.5.5. Planning Applications should submit the required information set out within the *Placemaking SPG*. Information related to open space as submitted for planning consent should include:
- i. **Summary of any pre-application service, PAC**, and community-led design input;
 - ii. **Extent, location, gradient, and function of open spaces** in line with the typologies outlined (as set out within the Landscape and Ecological Design Scheme (LEDS), see *Landscape Character SPG*);
 - iii. **Specifications of materials used**, and how the Design Criteria (Chapter 4) and any British Standards have been adhered to;
 - iv. **Design of boundary fencing, service roads, and facility structures** (e.g., changing rooms, outdoor canopies, landmark features) if utilised;
 - v. **Details of all new planting schemes** (i.e., size, species, density, location) and differentiate between any existing vegetation;
 - vi. **How SuDS have been integrated** (i.e., designs should distinguish between permanent water retention ponds, planted wetlands, and various detention scenarios for the open space – indicating water conveyance flow directions and exceedance flow paths);
 - vii. **Illustrate connections to** existing and/or proposed **GBI infrastructure, active travel routes, permissible paths**, and other key social/community infrastructure;
 - viii. **Cross sections** of exemplar open space provisions (preferably rendered);
 - ix. **Timescales** for delivery in relation to the development and details of any phasing;
 - x. Proposed **Maintenance Plan(s)** (in accordance with Section 4.5).
- 3.5.6. In exceptional cases where adoption has been previously agreed with the Council, applicants must further supply a landscape architectural drawing which outlines the areas to be adopted and/or managed, technical construction drawings of any created features, and timescales for the submission of other supporting documentation as supplied by the manufacturers and/or any required inspectors' reports.

Granted Applications

- 3.5.7. Full planning permissions will contain an associated planning condition for delivering integrated open space provisions and/or the need to enter into a S106 agreement with the Council. A S106 agreement will set out the requirement for providing open space provision and the planning conditions by which the provisions will be delivered (i.e. either integrated and/or commuted sum, and the future maintenance thereof). All S106 agreements will be tied with the land so future successors in title will also be bound by this.
- 3.5.8. Where an application for outline planning permission is granted, the permission will stipulate whether the developer open space contribution will be integrated as part of the development and/or met through a commuted sum. Any changes to the number of residential units in a subsequent planning application may result in the level of open space contribution changing.
- 3.5.9. The timescales for provision delivery will be agreed with the Council and are expected to form part of the Legal Agreement. Planning conditions may also be attached to ensure open space requirements are achieved, particularly where outline consent is sought. Enforcement action will be taken if specified planning conditions are not met.

Renewal of Planning Consent

- 3.5.10. Any applications for the renewal of a planning consent (or new applications submitted on sites which previously had planning approval) will be assessed in line with the adopted LDP. Therefore, this could mean that a contribution towards open space may now be required even where no contribution was previously needed. This is reflective of the consistent changes to the open space network and/or policy changes since the original application.

4. Design Criteria

- 4.0.1. Quality design can help create developments that are attractive, safe, and vibrant for both residents and visitors. To promote placemaking and holistic sustainability the design of open spaces should reflect several key factors such as reducing incidences of crime, favouring active travel choices, and increasing biodiversity, and must also ensure long-term cost effectiveness by thoughtfully considering future maintenance work. Integrated provisions help to maximise such benefits.
- 4.0.2. This Chapter seeks to provide applicants with general principles in respect of the design, layout, and future management of open space provision. The subsequent sections cover design criteria for each open space type – firstly outlining those principles which are applicable to all provisions, and then providing specifications for each distinct open space solution within each category. All proposals that deliver open space will be assessed against these criteria.
- 4.0.3. Consideration must also be given to the *Placemaking and Sustainable Design SPG* which encompasses the overarching design principles for all proposals.
- 4.0.4. In recognition of the various unique challenges which development sites can propose, the Council will assess alternative design solutions if put forward by the applicant on a case-by-case basis. Alternative proposals must be in keeping with the key principles for each open space category, and informed by design criteria set out by widely recognised and trusted stakeholders⁵.
- 4.0.5. Any subsequent provision delivered through a Commuted Sum will also be expected to meet this design criteria. Regardless of how the developer contribution is made, provisions are expected to be of comparable extent and quality.

⁵ Criteria set out with this Chapter has been compiled from nationally accepted design specifications, with input from relevant local authority staff, resources made by other local authorities, and was publicly consulted upon.

General Considerations

- 4.0.6. The proposal should demonstrate, where relevant, how the design:
- i. Creates an open space network which reflects the recreational activities that will benefit the wellbeing of future residents;
 - ii. Ensures that the open space network is an intentional and integral component of the residential layout;
 - iii. Connects to, expands upon, and/or complements the existing open space, active travel, and GBI network;
 - iv. Locates provision on suitable land in accessible, safe, and obvious locations that maximises their enjoyment and usage;
 - v. Maximises access for a range of needs and abilities; and
 - vi. Seeks to integrate multifunctionality so that residents have more awareness of the sustainable design aspects of which underpins the built environment.
- 4.0.7. Any investment in open space should seek to maximise the social, economic, and environmental return. In an effort to secure property values, develop a stronger sense of community, increase utility, design out crime, and foster local stewardship of future maintenance, designs should also:
- i. Explicitly evidence how the design criteria has been adhered to;
 - ii. Be appropriate to the management and maintenance resource available;
 - iii. Locate open spaces in areas which are most visible to residents (i.e., positioning property fronts to directly face areas of open space);
 - iv. Use subtle prompts such as tree planting, dwelling situation, and street layout, to draw focus naturally into open spaces; and
 - v. Place benches, bins, and other amenities close to service routes and ensure they are visible by other open space users or nearby properties.
- 4.0.8. Applicants are encouraged to consult with the public, community groups, and local Councillors to find out what the community wants in terms of design and layout. Early stakeholder engagement is likely to increase open space utility final and strengthen community relations.
- 4.0.9. Specific reference is given to other SPG notes, where appropriate, to holistically consider other requirements placed by requisite LDP policies.

Embedding Multifunctionality

- 4.0.10. For an open space to be properly integrated it must have a functional purpose beyond providing surface level amenity. For instance, whilst collectively helping to meet the wellbeing needs of residents, Play Spaces facilitate juvenile development; Outdoor Sports promotes exercise, development, and healthy aging; Accessible Greenspace can help mitigate climate change and enables people to interact with nature close to where they live ; and Community Growing Spaces encourage community cohesion and healthier lifestyles. This also presents applicants with an opportunity to combine open space requirements within other design features such as Sustainable Drainage Systems (SuDS), net benefit for biodiversity, sustainable modes of travel (including pedestrian routes, active travel), and community facilities.
- 4.0.11. All public realm landscape areas in new developments must be designed to deliver amenity, recreation, and environmental benefits to enable contribution towards meeting any open space requirement. Proposals will be assessed on a case-by-case basis to consider the contributions made towards integrated provisions, alongside the inherent opportunities and challenges the prospective development site poses. Nevertheless, areas which do not count towards the minimum requirement include:
- i. Private gardens;
 - ii. Isolated areas which have no clear amenity/recreational function (e.g., grassed road verges and unrelated service strips);
 - iii. SuDS which are not integrated with the wider public open space (i.e., only Nature-based SuDS features which are accessible and/or provide complementary amenity to surrounding open space provisions can contribute - Subject to SAB approval);
 - iv. Areas of street planting without consideration to the design criteria and sympathetic management set out within this Chapter (i.e., only thoughtfully planted functional areas which are integrated with other open spaces and/or complement publicly accessible routes (i.e., pedestrian paths and cycleways) may contribute); and
 - v. Provisions exclusively dedicated to community facilities such as schools, or organisations such as sports clubs (unless accompanied by agreement permitting public access in perpetuity). Whilst leniency may be provided in instances where overriding benefits and sufficient community collaboration has been demonstrated, in most cases dual use provisions will not contribute towards the requirement.

Accessibility

4.0.12. All open spaces should be equally accessible to people with a wide range of physical and mental abilities, and located where they are of most value to the community. Design considerations should also seek to complement mobility throughout the entire built environment, whilst adhering to the minimum targets set by relevant accessibility standards. Barriers impeding access and preventing open space enjoyment include:

- Physical (e.g. Poorly designed aspects including surfacing, slopes, and steps; Lack of accessible toilet facilities, car parking, cycle racks, or public transport connections);
- Psychological (e.g. Fear over personal safety due to crime; Lack of confidence, motivation, and familiarity); and
- Organisational (e.g., Lack of site information and interpretation thereof; Management issues leading to risks associated with litter, dog fouling, and hazardous paths etc).

4.0.13. In an effort to overcome barriers and secure accessibility, designs should consider:

- i. How provisions can be integrated into the wider open space and active travel network⁶, and public transport;
- ii. The legibility for all users, with clear wayfinding through thoughtful site situation and the use of natural prompts;
- iii. Design solutions which will help increase usage in all weather conditions (e.g., suitable surfacing, shelter, and shade);
- iv. The appropriate selection and provision of seating and frequent resting spots;
- v. Opportunities to integrate community infrastructure such as refuse management points and street furniture (particularly with small-scale open spaces), or smart infrastructure such as digital street communications within urban areas;
- vi. An appropriate amount of cycle parking and, if appropriate, parking spaces (although every effort should be made to promote walking and cycling to the site);
- vii. The proximity to other facilities such as public convenience and cafés to encourage people to spend more time in the open spaces (especially for large-scale open spaces within major developments).

⁶ The approved 15-year plan for our [Active Travel Network Map can be found here](#).

4.1. Play Space

- 4.1.1. Play is a process that is freely chosen, personally directed, and intrinsically motivated. That is, children and young people choose what to do by following their own ideas and interests, how, when, and who they do it with. Play is fundamental to the healthy development and well-being of individuals and communities.
- 4.1.2. Outdoor play presents a unique chance to provide many learning and developmental opportunities through different types of play. Children and young people experience a sense of freedom and happiness from being outside and they can be important social places, not just for children and young people, but also for parents, carers, and the wider community. With children and young people experiencing fewer opportunities for outdoor play than previous generations due to increasing levels of traffic, concerns about risk, schoolwork, and negative attitudes towards young people, creating safe outdoors play spaces is ever more important in the contemporary built environment.

Principles for Play Spaces

- 4.1.3. The following criteria will be expected from all Play Spaces (Table 5).

Table 5. Design Principles for all Play Spaces.

New Play Spaces must...	
1	be suitably located and accessible
	<p>a Play spaces should be integral to the overall design, and complement the existing play context and wider landscape. Leftover, overshadowed, and/or excessively wet or windy spaces should be made worthy through innovative design.</p> <p>b Thoughtful placement should provide an appropriate balance of active and passive surveillance (i.e., Doorstep provisions should be visible from nearby properties and/or other amenity users. While not exclusively isolated, Neighbourhood Play Spaces should incorporate secluded areas</p>

	<p>c No hazardous roads, environmental pollution (e.g., noise, air), or other site-specific hazardous (e.g., not be built on contaminated land without adequate remediation).</p>
	<p>d Utilise appropriate buffer zones to minimise the incidence of nuisance.</p>
<p>2</p>	<p>maximise inclusivity</p>
	<p>e Play spaces should feel welcoming to all children, and designed to be inclusive of children with disabilities without encouraging segregation.</p>
	<p>f The majority of play features should be non-prescriptive to satisfy a range of developmental functions and different abilities.</p>
<p>3</p>	<p>provide appropriate risks</p>
	<p>g Risk is an essential, natural, and valuable part of children’s play. All provisions must provide an acceptable level of risk which challenge the physical and mental development of a child and young people (please refer to Play Wales).</p>
	<p>h Designers must take a ‘benefit-risk’ approach when making decisions. Meaning they should consider the benefits of allowing a degree of risk and challenge.</p>
<p>4</p>	<p>evolve to the needs of the community</p>
	<p>i Flexibility in play value should offer enjoyment to a range of users throughout the week, and evolve to meet the needs of children and young people as they grow.</p>
	<p>j The design should reflect our changing climate by protecting children and young people from the risks associated with inclement weather, air quality, and noise (e.g., the inclusion of measures such as tree canopy cover, water foundations, and shading-structures).</p>
<p>5</p>	<p>incorporate biophilic design</p>
	<p>k Maximise the use of natural features to stimulate creativity and imagination, and more effectively cater for developmental and sensory needs (e.g., water play areas, sensory gardens, food growing opportunities, den building).</p>
	<p>be sustainably designed</p>

6

I Sufficient consideration must be given to the sustainability (i.e., economic, social, and environmental aspects) and long-term maintenance requirements of the play features utilised throughout their life cycle.

m Play Space should provide long-term enjoyment for present and future generations.

Types of Play Spaces

4.1.4. Play Spaces are largely devisable by the age range which they are designed to serve. While each type may slightly differ in the varieties of offers, all provisions should be centred on facilitating active recreation, imagination, and socialisation through the medium of play. The types of play spaces include:

- Doorstep Play Spaces;
- Local Play Spaces;
- Neighbourhood Play Spaces;
- Provisions for Young People (e.g., Hang-Out Shelters); and
- Other informal play opportunities particularly aimed at young people and children integrated within other open space provisions.

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a) Extent

4.1.5. Table 6 outlines the required minimum size and extent of each type of Play Space.

Table 6. Specification for Play Spaces. [Adapted from FIT Standards](#). * = This area only includes natural play features and dedicated play equipment. ** = Figure based on the recommended size of the activity zone against the approximate number of residential units that would require integrated provisions.

Play Space Type	Accessibility Standard	Minimum Activity Area*	Minimum Buffer Zone	Residential Units Served**
Doorstep	100m	100m ²	5m	5

Local	400m	400m ²	20m	21
Neighbourhood	1,000m	1000m ²	30m	52

4.1.6. The 'Buffer Zone' represents the minimum separation between activity zone and the nearest property boundary. These distances help to reduce the possibility of conflict between local residents and those at play. Minor derogations may be permitted where an effective permanent planting screen ensures that users cannot overlook neighbouring properties.

4.1.7. If a proposed Play Space will be in close proximity to existing residential properties, the applicant should ensure that the residents are informed during the outline design stage.

b) Play Features

4.1.8. The location, target age range, and type of Play Space will influence the selection of play features. While all designs are expected to provide both formal play equipment and natural play features, more flexibility is given to Doorstep Play Spaces in that they could only provide natural play with appropriate design considerations. Regard should be had to existing or other proposed Play Spaces to ensure that the overall provision provides a balance between these features. A balanced mix of play features best offers different opportunities and challenges for children and young people with a variety of abilities and interests.

4.1.9. Natural play features lend themselves to providing opportunities for children and young people to interact with their natural surroundings. They allow children and young people to play and explore, be challenged by the natural elements, help stimulate the senses and encourage a greater use of the imagination. They include natural tactile materials (e.g., felled trees, boulders, sand), areas of planting (e.g., trees, shrubs), ground modelling (e.g., mounds to roll down), and other items which facilitate creative play and movement (e.g., partly buried pipe) (Figure 1). This also presents an opportunity to repurpose waste materials produced from the construction process.



Figure 1. (left) Collection of logs and stumps at Dyffryn Gardens (Alice Jones), (centre) sawn landscape feature, and (right) ditch and mound system with tunnel (Jane Bain) (CC BY-ND 2.0).

4.1.10. It is important to examine the intended location to identify any existing elements which may provide chances for play (e.g. trees, natural earth formations, slopes). The design and layout of a path through an area can become a play opportunity (e.g., within a grassed area, a mown meandering path can form a maze for smaller children, while trees and bushes with fallen branches/twigs can provide possibilities for den making).

4.1.11. The Council can provide advice on those types of Play Features which have been previously deployed within the County, and have a good track record in terms of play value, durability, and ease of maintenance. Unless intensive management is to be provided by the applicant, items of formal play equipment which are not recommended are:

- Flush fitted roundabouts;
- Swings without anti-wrap bearings;
- Aerial runways; and
- Sawn timber equipment without steel footings.

4.1.12. If a Play Space incorporates any of the above equipment and the site is eventually adopted by the Council, the commuted sums charged will reflect the need for more frequent maintenance and repair.

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4.1.13. Sufficient justification and evidence must be provided if designing Play Spaces exclusively using natural play features or formal equipment. Proposals which do not incorporate some elements of natural play will be looked upon less favourably.

4.1.14. Long term maintenance and durability always need to be considered when selecting play features.

c) Accompanying Furniture

4.1.15. Designated Play Spaces must provide:

- Seating for parents and carers relevant to the size of the provision (Minimum of 1 for Doorstep Play Spaces, 2 or more for Local and Neighbourhood Play Spaces);
- Cycle racks relevant to the size of the provision (particularly for Local and Neighbourhood Play Spaces); and
- Covered refuse bins for both general and recycling (while outside of the play provision, dog waste bins must also be provided within the nearby vicinity to deter contamination). All notification must be either in Welsh and/or bilingual.

4.1.16. Play Spaces which incorporate boundary fencing must also provide:

- At least one sign per provision providing emergency contact details (i.e., name and address, what3words, and number to contact site management and/or maintenance provider), with additional signs at each entrance deterring dogs (i.e., '*Ni Chaniateir Cŵn / No Dogs Permitted*') and smoking ('*Dim Ysmygy / No Smoking*'). All signage must be bilingual with Welsh to be displayed first.

d) Surfacing

4.1.17. Appropriate surfaces selection can provide different opportunities for play. A comparison of surfacing options has been published by [RoSPA](#).

4.1.18. Surfacing must be installed according to (and within the areas identified) BS EN 1176. It should also be tested by the supplier in accordance with BS7188 and EN1177.

4.1.19. Synthetic surfacing should only be utilised inside the equipment's designated safety zone to prevent issues associated with wear, vandalism, and long-term maintenance. Continuous expanses of specialised surfacing (where it is not required under BS EN

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1176) may generate excessive repair costs. Designs containing artificial grass turf are not supported.

- 4.1.20. As recommended in EN 1176, well maintained grass with at least 150mm of sub soil is a suitable surface for falls up to a height of 1500mm (subject to a risk assessment).
- 4.1.21. There is a preference for natural ground cover in order to limit environmental pollution and potential health-related concerns (especially outside of the areas outlined within BS EN 1176). Nevertheless, regard should be had to ensuring accessibility to all users, year-round.
- 4.1.22. Natural Play Features (which are not identified under BS EN 1176) are also required to have suitable surfacing. Low items under 600m may not need protective surfaces, but should still have some impact attenuation quality. Please refer to the guidance by RoSPA on [loose impact attenuating surfaces](#) and [grass as a play area surface](#).

e) Boundaries

- 4.1.23. Wherever possible, consider using existing or other proposed landscape features to define Play Spaces such as pedestrian routes, hedgerows, and trees.
- 4.1.24. There is a growing perspective amongst public bodies, play inspectors, and specialist playground designers that fencing is “*unnecessary in many circumstances*”⁷. Traditional enclosures are seen to demarcate play to exclusive areas of public spaces, unnecessarily restricting a child’s freedom of movement and opportunities for play elsewhere within the public landscape. The incorporation of fencing must, therefore, be informed through a risk-benefit judgement process which considers any site-specific factors hazards and those which fencing poses. In general, only when hazards beyond the play space are identified should fencing be incorporated into the design (e.g., hazardous road, deep water).
- 4.1.25. If a fence is required, it should be robust, low-maintenance, and provided additional amenity value. All fully enclosed Play Spaces must be provided with at least two gates

⁷ As discussed by the Play Safety Forum Page 71-73 - [managing-risk-in-play-provision.pdf](#)

to allow for a quick means of escape⁸. These must also be designed and installed in accordance with the latest guidance set out by [RoSPA](#), and both BS EN 1176 and BS EN 1177. For visibility, gates should also be a different colour to the surrounding fence.

- 4.1.26. Play Spaces adjacent to hazardous roads may be required to incorporate pedestrian guardrails to adequately highlight the associated dangers.

f) Inspections & Maintenance

- 4.1.27. The follow considerations are in addition to those outlined in Section 4.5.
- 4.1.28. All sites and associated play equipment should be certified post installation by a Play Inspector. This is to ensure that any equipment has been installed in compliance with manufacturer's installation instructions, and that the Play Space meets the most up-to date and relevant standards. Nevertheless, the safety of play spaces is not exclusive of the initial design and construction of the site.
- 4.1.29. Maintenance operations and annual inspections must be carried out in accordance with BS EN1176 (Part 7), and any further recommendations made by the manufacturer.
- 4.1.30. Evidence of all inspection history will be required, especially a post-installation inspection, if the site is to be adopted.

⁸ "Research suggests that most physical and sexual abuse of children is by other children. RoSPA recommend the provision of a minimum of two gates to reduce risks ... and ensure there is always an escape route" – [Gates and access to play and wheeled sports areas - RoSPA](#)

4.2. Outdoor Sports

4.2.1. Sustainable development should provide people with the opportunity to live healthier lives by participating in outdoor recreation. Sports and movement are essential for healthy development and aging, and the planning system has some responsibility to promote such. While it is essential to integrate all open spaces within the early stages of design and master planning, this is particularly important for outdoor sports given the proportionally larger requirement towards this open space type.

Principles for Integrating Outdoor Sports

4.2.2. There are several considerations for which effective sports provision in new developments must meet (Table 7).

Table 7. Design Principles for New Outdoor Sports Provisions.

New Outdoor Sports Provisions must...	
1	be suitably located and accessible
	a Effective situation should help establish a centre for community and social interaction, increase provision utility, and reduce anti-social behaviour through natural surveillance.
	b Sports facilities should be accessible through sustainable means of transport (i.e., walking, cycling, public transport) and the active travel network.
	c To mitigate future maintenance issues, design must evidence the consideration given to a variety of physical prerequisites (e.g., ground conditions – depth of soil, moderately level, drainage; inclement weather – flooding, excess wind).
d Whenever possible, facilities should be co-located to allow a choice of activity and promote their shared management (albeit in accordance with the accessibility standard).	
2	meet the needs of the community
e All proposals should adhere to current best practice and guidance from Sport Wales (and other Sporting organisations) to ensure that they fit for purpose.	

	<p>f Effective design solutions must be incorporated to ensure provisions do not unacceptably impact local character and/or conflict with nearby properties.</p>
3	<p>complement the wider open space network</p>
	<p>g New provisions should complement any nearby existing sporting facilities to provide a range of ages and athletic abilities.</p> <p>h Proper consideration should be given to the broader public realm to better serve a variety of recreation and amenity functions, and further promote inclusivity.</p>
4	<p>offer appropriate facilities and accompanying features</p>
	<p>i Provisions should provide all associated facilities which permit the targeted sporting activities (e.g., changing rooms, toilets, equipment storage, lighting, parking, and related social amenities).</p> <p>j Integrate natural features to complement the surrounding landscape, create a sense of place, and provide additional amenity benefits (e.g., trees to provide shading).</p>
5	<p>be sustainably designed</p>
	<p>k Sufficient consideration must be given to the sustainability (i.e., economic, social, and environmental aspects) and long-term maintenance of the proposed provision throughout its life cycle.</p> <p>l Designs should seek to enhance the Carmarthenshire’s GBI network whilst providing active recreation for present and future generations.</p>

Types of Outdoor Sports Provisions

4.2.3. Whilst all proposals must meet the specific accessibility standard for playing fields, major development proposals should consider a combination of sporting provisions to accommodate for a range of abilities and interests, year-round. Outdoor Sports provisions include the following:

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- Playing Fields⁹;
- Playing Pitches¹⁰ (e.g., any area which is used for sport including, but not limited to, Football, Rugby, Hockey, Lacrosse, Cricket; Athletics, Tennis, Basketball, Netball, Bowling Greens). These may also be artificial All-Weather Pitches (e.g., 3G, 4G);
- Other Outdoor Sports Facilities including Fitness Equipment and/or Fitness Trails, Multi-Use Games Areas, Kick-About Areas, Pump Tracks, Parkour, and Skateboard Parks.

4.2.4. Applicants may seek to complement existing and/or new Playing Fields (as comprised of at least one Playing Pitch) with Other Outdoor Sports Facilities to best fulfil their open space requirement. Whilst all proposals will be assessed on a case-by-case basis, this may be of particular relevance to those smaller developments with a limit requirement for delivering Outdoor Sports.

Design Brief for Delivering Integrated Outdoor Sports

a) Informed by Guidance from National Governing Bodies (NGBs)

4.2.5. Due consideration should be given to evidence-based guidance published by relevant NGBs and specialist sporting organisations to ensure that provisions are coordinated, well-designed, and functional.

b) Situation & Extent

4.2.6. To assess the feasibility of the proposed site, a technical appraisal should ideally be carried out by a competent, independent professional.

4.2.7. Limits of acceptable pitch orientation should be arranged between 325° and 20°, with the best common orientation being 345°. If pitches are not within this range, then sufficient evidence must be provided to demonstrate that it is in keeping with recommendations made by NGBs.

⁹ Playing field is defined as “the whole of an open space which encompasses at least one playing pitch”.

¹⁰ See page 8 (including paragraph 6.2) of the [The Playing Fields \(Wales\) Regulations 2015](#) for definition. Nevertheless, the Council endorses a more flexible approach in fulfilling the requirement through the inclusion of other Outdoor Sports Facilities to complement traditional Playing Pitches.

- 4.2.8. The size of Playing Pitches must be in accordance with [the minimum area requirements for Community Sports as provided by Sport England](#)¹¹ (and as endorsed by Sports Wales). This should ideally be the Overall Area (abbreviated as O/A within the document) to allow for space for necessary safety margins. If indicated, the preferred size should be selected however proposals for sports provision only consisting of the Principal Play Area (abbreviated as PPA within the document) will be assessed on a case-by-case.
- 4.2.9. There should be a minimum buffer zones of 30m from the boundary of Multi-Use Games Areas, BMX Tracks and Skateboard Parks to the nearest residential property.
- 4.2.10. Recommended layouts for common sporting types can be found [here](#). If multiple pitches are proposed, a sufficient buffer zone should be placed around each comprising playing pitch within a playing field.

c) Surfacing

- 4.2.11. The right surface option for outdoor sports needs an adequate consideration of both short-and long-term environmental, health and wellbeing factors. A generalised cost overview of the advantages and disadvantages of surfacing types is presented below (Table 8).

Table 8. A high-level, life cycle cost comparison between natural turf and artificial surfaces.

Cost	Natural Turf (£)	Artificial (£)	Notes
Ground Preparation	Less	More	Both are dependent upon the sites characteristic however artificial surfaces often require more ground works and drainage considerations.
Capital	Less	More	Initial costs of artificial surfaces are usually higher although is often offset by the reduced requirement for maintenance.
Maintenance	More	Less	Natural surfaces require regular mowing, infilling/re-dressing, recompacting, and are significantly more labour intensive. Annual inspection and condition reports needed on artificial surfaces.

¹¹ [Comparative Sizes of Sports Pitches & Courts \(OUTDOOR\) – Sport England](#) (use whichever is the latest version published).

End-of-life	Less	More	Artificial surfaces often cost more to dispose of, and can be subject to flood damage. Both are likely to require sinking funds.
Longevity	More	Less	The average lifespan of natural grass turf can be up to 25 years, roughly double of that of artificial turf. Artificial surfaces are also more susceptible to vandalism.
Accessibility & Scheduling Opportunities	Less	More	All-weather artificial pitches can permit play for a longer period throughout the year. Can also reduce incidences of cancelled games (providing more recreational benefit), and are generally more accessible to wheelchair users.
Environmental Impact	Less	More	Natural grass can have certain benefits such as heat dissipation and carbon sequestration. Whilst materials used in artificial surfaces can be sourced as recycled, they are seldom recyclable, and can have secondary pollution effects. Grass requires regular mowing and herbicidal treatment.

4.2.12. Whilst dependent on the existing nature of the site (e.g., drainage, gradient, orientation, and flood risk), surfacing should be determined in line with its suitability to permit the targeted sporting provisions and future maintenance requirement. Consideration must also be given to permitting the use of the site year-round and that of existing sporting provisions within the nearby vicinity.

4.2.13. Proposals are expected to adhere to the Design Guidance Notes published by Sport England for both [Natural Turf](#) and [Artificial Surfaces](#) for Outdoor Sport.

4.2.14. Guidance for [Selecting the Appropriate Artificial Sport Surface](#) has been jointly developed by the NGBs of Hockey, Football, Rugby Union and Rugby League in conjunction with the Football Foundation and Sport England.

d) Supporting Amenities

4.2.15. All fixtures which enable safe play (e.g., fencing, posts, netting, and line marking) should be consistent with that recommended by NGBs. Typically, artificial pitches are likely to require fencing on all sides.

4.2.16. The inclusions of floodlights should be considered to extend hours of play. If incorporated, proposals should be accompanied by a light pollution assessment to ensure that it does not adversely impact local residents or the natural environment. Planning conditions may be attached to restrict hours of operation.

4.2.17. Whenever possible, changing facilities should be integrated into a community building that provides additional social function for the wider community. Stand-alone

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changing facilities are typically more expensive to build and manage, and are prone to vandalism (however this may be the only option in rural areas). The number of changing rooms required will depend on the number of pitches and sports being served (whichever is greater). There should also be some provision for a referee room to enable team sports.

- 4.2.18. Space for spectators (including structures and/or benches) should be relevant to the size of the provision and located at least 5m away from principle play area.

e) Inspections & Maintenance

- 4.2.19. Planning for outdoor sports does not end with their installation. Appropriate maintenance is essential for longevity and to ensure that their usage can be perpetuated for the community across multiple generations. The follow considerations are in addition to those outlined in Section 4.5.
- 4.2.20. Specific regard should be given to the maintenance requirements associated with any equipment used, and any guidance provided by the manufacturer and/or contractor.
- 4.2.21. All pitches should have a maintenance schedule in line with recommendations made by the manufacturer. Resource longevity and the health and safety of users is contingent on the maintenance of artificial turf pitches. Additionally, if natural surfaces are neglected and/or become heavily contaminated it will compact and effect drainage, reducing the performance characteristics and life of the pitch. In some circumstances the infill may need replacing through a pitch rejuvenation process.
- 4.2.22. Maintenance will need to extend to the floodlighting system. It is recommended that, following the completion of any warranty period, a specialist floodlighting contractor is retained to maintain the system.

f) Sinking Fund

- 4.2.23. Artificial surfaces have a life span of approximately five to ten years whilst natural surfaces can last significantly longer (dependent on factors such as pitch type and quality, usage, incidence of flooding/vandalism, and maintenance). Therefore, an allowance needs to be made for replacement of the surface within this timeframe

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(referred to as a 'sinking fund'). The amount annually ring-fenced should be in line with recommendations made by the appropriate NGB.

- 4.2.24. Life cycle costs for [artificial surfaces](#) and [natural turf pitches](#) has been published by [Sports England](#).

4.3. Accessible Greenspace

- 4.3.1. There is a growing appreciation of accessible greenspace, particularly in urban areas, as providing some fundamental need of society rather than just surface level amenity. Local communities can use them non-prescriptively, whether for physical exercise and social interactions, or relaxation and mental restoration. By offering a connection to nature close to where we live, work, and play, exposure to greenspace benefits us by reducing mortality and morbidity from chronic diseases, improving mental health and pregnancy outcomes, and reducing obesity. These social benefits are in addition to the numerous environmental and economic benefits which are also obtained from such spaces.
- 4.3.2. New integrated, local-scale accessible greenspace should be fully delivered as part of all new development to help facilitate the human-nature connection. Proposals which are in proximity to existing landscape and local scale greenspace resources should also deliver effective and coherent physical access routes to these areas, wherever possible.

Principles for Accessible Greenspace

The following criteria will be expected from all Greenspaces (Table 4).

Table 4. Design Principles for New Accessible Greenspaces.

New Accessible Greenspace must...	
1	<p>be positively designed and effectively located within site layout</p> <p>a New accessible greenspace should be positively designed within the overall site layout and fully integrated from design stage consideration of built form, access, and drainage infrastructure.</p> <p>b Provisions should aid GBI network connectivity within the site and to the wider area.</p> <p>c Complement the placemaking context and wider local landscape character.</p>

	<p>d Occupy sufficient site area to effectively deliver open space requirements alongside wider LDP policy objectives relating to:</p> <ul style="list-style-type: none"> • ecological enhancement • retention of existing landscape and ecological elements • visual amenity and landscape character • creation of attractive places and public spaces which contribute to people’s health and wellbeing
<p>2</p>	<p>deliver clearly defined functions and promote multifunctionality</p>
	<p>e Design functions should relate to the specific needs and priorities of the site and create areas in which public use relates strongly to the experience of nature.</p> <p>f Deliver landscape design solutions which, create a diverse place-based greenspace, and:</p> <ul style="list-style-type: none"> • maximise the well-being value of greenspace through the provision of path routes and opportunities for informal recreation, with seating, shade, and resting spots. • maximise the natural sense of place through appropriate tree, shrub, and perennial planting. • maximise ecological enhancement and allow appropriate segregation for areas which deliver specific ecological design functions. • incorporate nature-based SuDS as part of GBI.
<p>3</p>	<p>be safe and accessible for all users</p>
	<p>g New accessible greenspace should be designed to ensure safety for all users, with clear routes and wayfinding.</p>
	<p>h Designs must incorporate suitable gradients to enable safe access for all, and the implementation of safe maintenance operations.</p>
<p>i Site layout should ensure that greenspace is visible from the street scene and subject to good natural surveillance.</p>	
	<p>be designed sustainably</p>

4

j New accessible greenspace should be designed to support effective long-term management and maintenance, and deliver resilience to climate change.

k Construction materials should be sustainable, both in terms of sourcing and their durability over time.

l Consideration should be given to the avoidance of human wildlife conflicts.

Types of Accessible Greenspace

4.3.3. In practice, there are many diverse types of accessible greenspaces. Most areas of predominately natural character with due consideration towards naturalistic design/management/planting schemes tailored to provide amenity, recreation, and environmental benefits are likely to be considered as accessible greenspace. These include, but are not limited to, the following:

- Natural greenspace (e.g., woodland, meadow, and wetland, alongside nature reserves);
- Semi-natural and/or urban greenspace (e.g., botanical gardens, pocket parks, and other public gardens);
- Green corridors such as tree-lined streets, walkway and cycleways alongside hedgerows, disused railway lines, and green belts; and
- Water features including ponds, rivers, and waterfronts.

4.3.4. In promoting the concept of multifunctional open space – whereby an area of greenspace alongside a play space and/or playing field could be naturalised (at least in part of the total open space area) – this is supported if all relevant appropriate design principles and sympathetic management considerations are duly considered.

Guidance for Accessible Greenspace

4.3.5. Full reference should be made to the *Green & Blue Infrastructure SPG* and *Placemaking and Sustainable Design SPG*.

SPG: Open Space - Draft for Reporting

- 4.3.6. The design solutions and guidance contained in *Green & Blue Infrastructure SPG* affect the whole proposal area (i.e., not just any area devoted as open space), therefore, the meterage dedicated by the Open Space Requirement is not exclusive of other GBI associated responsibilities and obligations placed upon the applicant.

4.4. Community Growing Space

- 4.4.1. Gardening and self-sufficiency have had a recent resurgence in popularity, and are shown to have a range of well-being benefits. While only representing a small proportion of the overall *Open Space Requirement*, development proposals integrating this kind of provision can develop a strong sense of community and have a significantly positive impact on residents' health and wellbeing.
- 4.4.2. Major developments will be expected to provide dedicated areas to attain such benefits (relevant to the size of the minimum requirement for this kind of open space), however subtle features will be accepted for smaller proposals.
- 4.4.3. Community Growing Spaces are challenging to develop during the construction of a development given the prerequisite for effective community engagement and participation. Proposals should develop a flexible approach in that if their eventual uptake does not materialise, the design permits such areas to be incorporated into the wider open space provision to avoid any deficiency.

Principles for Community Growing Spaces

- 4.4.4. The following criteria will be expected from all Community Growing Spaces (Table 9).

Table 9. Design Principles for Community Growing Spaces.

New Community Growing Space must...	
1	Be suitably located and accessible
	<ul style="list-style-type: none"> a All Community Growing Spaces should enhance the public realm, add to the local food growing network, and complement other open spaces provisions and active travel routes. b When selecting a location and site for an allotment, it's critical to ensure that the land has (or is provided with) cultivable soil that is free from contaminants. It must also be safe from flooding (i.e., not used as part of a SuDS) and receive enough sunlight (i.e., is not shaded by adjacent trees/building etc and is, ideally, south facing).

	<p>c No growing space should be within the immediate vicinity of under/overground services (gas/electricity).</p>
<p>2</p>	<p>Evolve from/to the needs of the community</p>
	<p>d Early engagement with relevant stakeholders and the prospective community should be conducted to shape the design process and identify potential management partners.</p> <p>e It is important to thoughtfully consider the layout to permit future site changes. Maintenance plans should also be adaptive to permit the uptake of voluntary work by the community.</p>
<p>3</p>	<p>Provide an appropriate level of ancillary facilities</p>
	<p>f The provision of ancillary facilities will be dependent on the extent and location of the provision, but it should include:</p> <ul style="list-style-type: none"> • Seating and/or picnic benches; • A water supply (ideally supplemented by rainwater collection); • Storage facilities (e.g., communal shed); and <p>g Wider community facilities (e.g., indoor/covered area to hold educational workshops, outdoor community meeting area, toilets).</p>
<p>4</p>	<p>Be secure</p>
	<p>h Where appropriate, protective boundaries should be used for public safety and protection from potential pests (particularly if know to the area, e.g., deer, rabbits).</p> <p>i Any vehicular access to the site should be via a lockable gate with a restricted-profile combination padlock.</p>

Types of Community Growing Spaces

4.4.5. This type of open space provides great flexibility in the way it can be integrating into a design. All provisions should be centred on facilitating active recreation, outdoor education, and community interaction through the medium of growing food. These include:

- Community Gardens;
- Orchards;
- Allotments;
- Smaller communal space for food growing (e.g., shared raised beds); and
- The inclusion of fruit trees, perennial fruit bushes, edible landscaping, and/or features within other open space provisions (e.g., Edible Activity Trails, Edible Playgrounds).

4.4.6. It is anticipated that proposals on strategic sites or for large-scale major developments will need to engage with existing stakeholders such as [Bwyd Bendigedig Sir Gaerfyrddin \(Incredible Edible Carmarthenshire\)](#) to inform the design process and develop ties between the site and existing community groups. Non-major developments may wish to consider delivering a small integrated provisions such as an orchard, and/or request to pay a Commuted Sum to meet this requirement.

Guidance for Community Gardens

4.4.7. Community Gardens are developed and managed by local people who want to grow food, socialise, and learn, at the benefit of the wider community. These are typically managed collaboratively and there are many difference models for establishing such. The [Social Farms & Garden](#) has information on how to design and maintain a community gardening site.

Guidance for Orchards

4.4.8. Many community orchards serve as excellent wildlife habitats and carbon sinks, in addition to providing fruit for residents for many years. Community orchards are becoming more popular because they are relatively easy to start, require little maintenance, and can be used for outdoor neighbourhood events.

SPG: Open Space - Draft for Reporting

- 4.4.9. Social Farms & Gardens has published a topic sheet on [Starting up Community Orchards and Fruit Gardens](#). Consideration should be given to the growing location (i.e., ample sun, frost pockets, soil type and depth), the appropriate rootstocks and spacings, and onward maintenance.
- 4.4.10. In more traditional community orchards, fruit trees may consist of standard varieties (on M25 rootstocks) which are intended to be minimal trained. Surrounding grassy areas may also be kept as a wildflower meadow, typically requiring fewer maintenance visits per year than conventional amenity grassland. However, in proposals using other training choices (e.g., cordons, fan, espalier), onward maintenance requirements are likely to be increased. This should be reflected within the accompanying maintenance plan.
- 4.4.11. All tree plantings should be planted where soil depth and type are adequate, and sufficient spacing should permit machinery access.
- 4.4.12. Proposals should consider provenance, and Welsh heritage varieties are encouraged.

Guidance for Allotments

- 4.4.13. Allotments are large dedicated growing areas divided into small plots. Most existing allotments in Carmarthenshire are statutory, and are either owned by the County or Community Councils. [Welsh Government Guidance for Growers & Growing Groups](#) provides an overview of the types of allotments and relevant legislation for their management and protection. In most instances, an integrated allotment delivered by an applicant would be considered as a 'community allotment' which are not subject to the same laws as their statutory counterparts.
- 4.4.14. Proposals for community allotments must be no smaller than 1012 m² to make the future transfer of a community allotment as a statutory site possible.
- 4.4.15. The National Allotment Society has prepared guidance which should be used to inform the design of [21st Century Allotments in New Developments](#).

4.5. Maintenance Plans

- 4.5.1. The management of open space provisions will be expected to maximise amenity value and environmental conservations, whilst ensuring the provision of maintenance remains viable for the duration of the development's lifetime.
- 4.5.2. Details relating to the management and maintenance of open spaces should be presented in conjunction with other landscape and ecological requirements placed upon the applicant (i.e., Landscape and Ecological Management Plan (LEMP)). Such information of this can be found within the *Landscape Character SPG*.
- 4.5.3. All management and maintenance plans are expected to be costed to determine whether provisions are appropriately funded and their future enjoyment safeguarded.

5. Useful Contacts

Development Management

Main point of contact for advice on planning applications (including pre-application).

Planning@carmarthenshire.gov.uk

Telephone: 01558 825285

Forward Planning

For queries relating to the LDP and Supplementary Planning Policy.

Forward.Planning@carmarthenshire.gov.uk

Telephone: 01267 228822

Sustainable Drainage Approval Body

For queries relating to the management and design of SuDS in Carmarthenshire.

SABregistrations@carmarthenshire.gov.uk

Telephone: 01267 228828

Family Information Service

Contact for advice on how to create a rich play environment for all ages.

www.fis.carmarthenshire.gov.wales

Play Wales

For detailed advice on how to create effective and functional play spaces.

www.play.wales

Sport Wales

To seek advice on outdoor sports and relevant National Governing Bodies (NGBs)

www.sport.wales

Sport England

For comprehensive design and maintenance guidance for outdoor sports.

www.sportengland.org

The National Allotment Society

For practical, policy-based guidance on how to include allotments in new developments.

www.nsalg.org.uk

Social Farms & Gardens

For advice establishing a community growing projects and potential partners.

www.farmgarden.org.uk

Town & Country Planning Association

To find the Green Infrastructure Resource Library and other placemaking resources.

www.tcpa.org.uk

Design Council

For advice on maintaining and managing of greenspaces, amongst other resources.

www.designcouncil.org.uk

Appendices

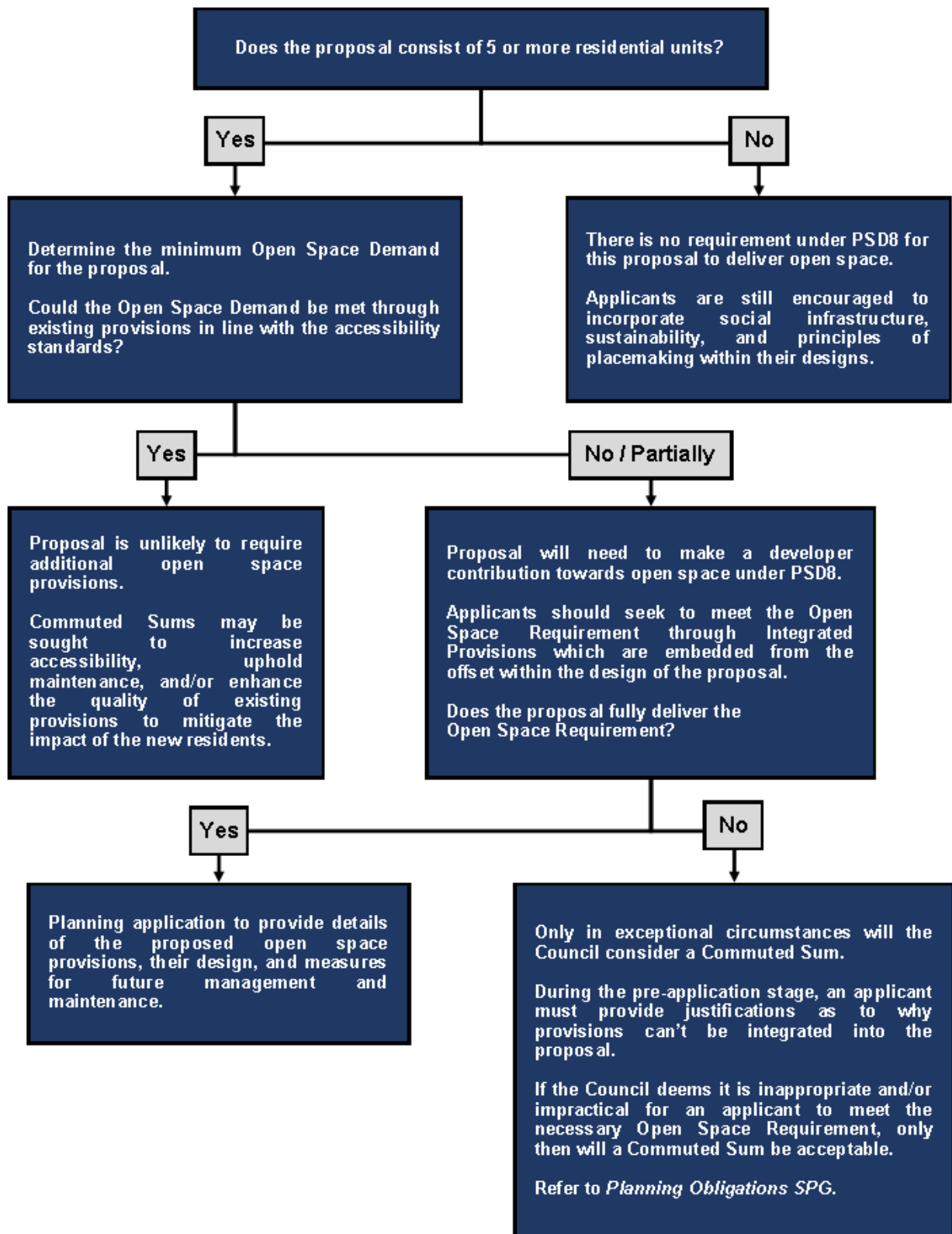
Appendix A: Glossary

Term	Definition
Accessibility Standards	<p>The Public Open Space Assessment devised accessibility standards for each type of open space. It represents the walking distance from the site to the dwelling via the existing transportation infrastructure. Together with quantity standards, these make up 'Carmarthenshire's Open Space Standards' (See Section 2.1).</p> <p>No accessibility standard for community growing space has been devised as provision is only calculated a spatial area basis (see the quantity standards).</p>
Commuted Sums	<p>A mechanism through which open space requirements are met wholly, or in part, through a financial contribution. Only in exceptional circumstances will the Council consider a Commuted Sum. See Planning Obligation.</p>
Doorstep Play Space	<p>A small, landscaped space with engaging play features and where young children can play within view of known adults.</p>
Exceptional Circumstance	<p>The extent and scale of the proposed delivery mechanisms (i.e., Integrated Provisions and Commuted Sums, or approximate mix thereof, which a developer to meets their Open Space Requirement) will be duly considered on a case-by case basis. Justifications should be put forward by the developer during the pre-application for the Council to assess whether the site is inappropriate and/or impractical for integrated provisions.</p> <p>Additionally, any deviation from the Open Space Standards will be assessed on a case-by-case basis.</p>
Green and Blue Infrastructure (GBI)	<p>The network of multi-functional green space, encompassing both land and water (blue space). The Green and Blue Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green and Blue Infrastructure network delivers a wide range</p>

	of Ecosystem Services including environmental and quality of life benefits for local communities.
Green Corridors	Routes which linking different areas within and between settlements/development that are designed to provide benefits to nature.
Integrated Provisions	Open space contributions delivered by an applicant/developer. All residential proposals are expected to meet their open space requirement through delivering integrated provisions.
Local Space Play	A medium-sized, landscaped space with play features that can be accessed safely by children independently and with friends, without an accompany adult.
Major Development	As defined within the LDP, major developments are: <ul style="list-style-type: none"> • 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
Neighbourhood Play Space	A larger, varied natural space with secluded and open areas which contain a wide range of play features. Flexibility for physical recreational activities for children of all ages, and young people.
Open Space	See Section 1.1. The present SPG considers open space closely in line with TAN16 however, to ensure that those experiencing socio-economic disadvantage have the same opportunity as those who are not, open spaces must explicitly also be permanently accessible without financial restriction. A delineation between Limited access and Public Open Spaces is made within the Public Open Space Assessment (both are still protected by PSD7). Definition within the LDP: <i>'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'.</i>

<p>Open Space Demand</p>	<p>The open space need arisen from the proposed development in line with household occupancy rates. It does not include the capacity for existing sufficiencies to meet such.</p>
<p>Open Space Requirement</p>	<p>The minimum amount of open space which a proposal is expected to integrate within their design.</p>
<p>Placemaking</p>	<p>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.</p>
<p>Planning Obligation</p>	<p>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.</p>
<p>Pre-Application Consultation (PAC)</p>	<p>There is a requirement for applicants to submit a pre-application consultation report for all outline or full applications for Major Development. The requirement to undertake pre-application consultation and to submit a PAC report with a formal planning application is a requirement of the Planning (Wales) Act 2015.</p>
<p>Quantity Standards</p>	<p>The Public Open Space Assessment devised quantity standards for each type of open space. It represents the minimum area needed to provide for a range of recreational and amenity for residents. Together with accessibility standards, these make up 'Carmarthenshire's Open Space Standards' (See Section 2.1).</p>

Appendix B: Identifying Open Space Requirements



Appendix C: Determining Electoral Wards & Household Occupancy

To discover what electoral ward the proposed development site will be situated within, use the 'In My Area' function on our website, enter the postcode and select the 'Electoral wards 2022 onwards' (Figure #). Now use Table 10 to determine the associated Household Occupancy rate within that ward.

In my area

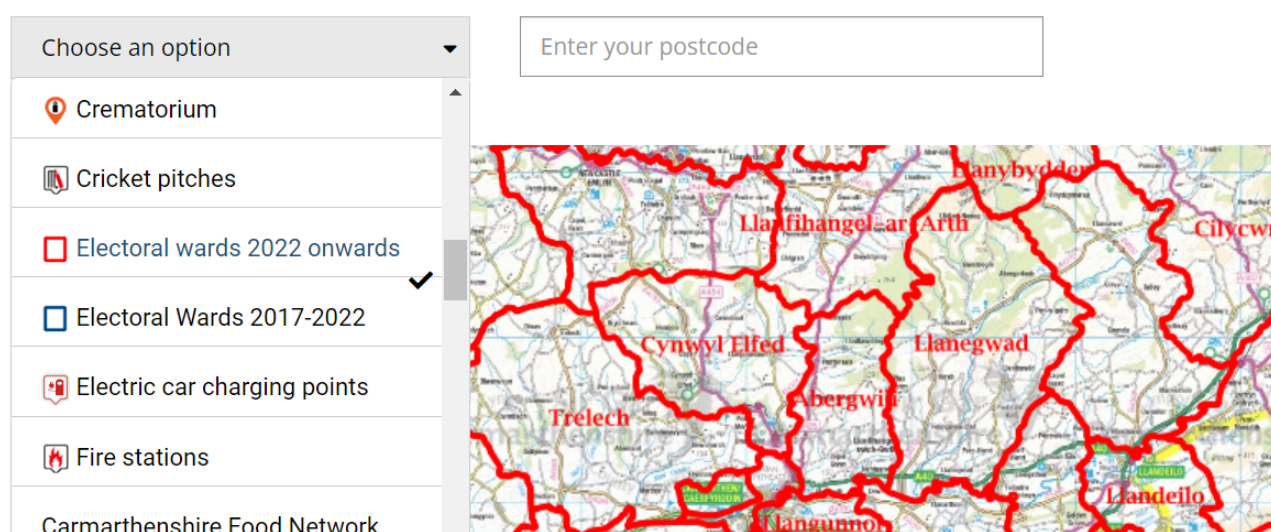


Figure #. Screenshot of In My Area from the Carmarthenshire County Council Website.

Table 10: Population and household estimates by Electoral Wards within the County obtained from Census 2021 data. ONS Crown Copyright Reserved [from Nomis on 30 January 2023].
 * = These wards are shared with Bannau Brycheiniog National Park Authority. Average household occupancy across all wards is 2.31.

Electoral Wards (2022)	Population	Households	Household Occupancy
Abergwili	2,331	963	2.42
Ammanford	5,439	2,464	2.21
Betws	2,398	987	2.43
Bigyn	6,587	2,779	2.37
Burry Port	4,037	1,934	2.09
Bynea	4,519	1,886	2.40
Carmarthen Town North & South	9,111	4,317	2.11
Carmarthen Town West	5,521	2,283	2.42
Cenarth and Llangeler	5,550	2,468	2.25

Cilycwm	2,547	1,126	2.26
Cwarter Bach*	2,853	1,249	2.28
Cynwyl Elfed	2,273	931	2.44
Dafen and Felinfoel	5,195	2,207	2.35
Elli	1,988	867	2.29
Garnant*	2,049	886	2.31
Glanamman*	2,506	1,105	2.27
Glanymor	6,409	2,903	2.21
Glyn (Carmarthenshire)	2,163	939	2.30
Gorslas	5,082	2,153	2.36
Hendy	3,205	1,378	2.33
Hengoed (Carmarthenshire)	4,308	1,914	2.25
Kidwelly and St Ishmael	5,053	2,248	2.25
Laugharne Township*	2,588	1,150	2.25
Llanboidy*	2,097	855	2.45
Llanddarog	2,070	857	2.42
Llandeilo*	2,959	1,372	2.16
Llandovery*	2,591	1,119	2.32
Llandybie*	4,390	1,842	2.38
Llanegwad	2,444	1,061	2.30
Llanfihangel Aberbythych	1,749	766	2.28
Llanfihangel-ar-Arth	2,780	1,218	2.28
Llangadog*	1,941	820	2.37
Llangennech	5,437	2,275	2.39
Llangunnor	2,628	1,174	2.24
Llangyndeyrn	5,239	2,230	2.35
Llannon	5,368	2,231	2.41
Llanybydder	2,787	1,196	2.33
Lliedi	5,336	2,338	2.28
Llwynhendy	4,390	1,874	2.34
Manordeilo and Salem	2,625	1,123	2.34
Pembrey	4,175	1,780	2.35
Penygroes	3,052	1,317	2.32
Pontyberem	2,864	1,214	2.36
Saron	4,263	1,832	2.33
St Clears and Llansteffan	5,189	2,259	2.30

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Swiss Valley	2,471	1,101	2.24
Trelech	2,731	1,133	2.41
Trimsaran	2,500	1,063	2.35
Tycroes	2,683	1,171	2.29
Tyisha	5,041	2,336	2.16
Whitland	2,381	1,067	2.23

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COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE 7TH MARCH 2024

NON-SUBMISSION OF SCRUTINY REPORT

To consider and comment on the following:

Explanation provided for the non-submission of a scrutiny report.

Reason

The Council’s Constitution requires Scrutiny Committees to develop and publish and keep under review an annual Forward Work Plan which identifies the issues and reports to be considered at meetings during the course of the year. If a report is not presented as scheduled, officers are expected to prepare a non-submission report explaining the reason(s) why.

CABINET MEMBER PORTFOLIO HOLDER:- Not Applicable

<p>Directorate</p> <p>Name of Head of Service: Linda Rees-Jones</p> <p>Report Author: Kevin Thomas</p>	<p>Designations: Head of Administration and Law</p> <p>Democratic Services Officer</p>	<p>Tel Nos. 01267 224012</p> <p>LRJones@carmarthenshire.gov.uk</p> <p>01267 224027</p> <p>kjthomas@carmarthenshire.gov.uk</p>
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**EXECUTIVE SUMMARY
COMMUNITIES, HOMES, AND REGENERATION
SCRUTINY COMMITTEE
7TH MARCH 2024**

NON-SUBMISSION OF SCRUTINY REPORT

The Council's Constitution requires Scrutiny Committees to develop, keep under review and publish an annual Forward Work Plan which identifies the issues and reports to be considered at meetings during the course of the year.

If a report is not presented as scheduled in the Forward Work Plan, the responsible officer(s) are expected to prepare a non-submission report explaining the reason(s) why.

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: Linda Rees-Jones

Head of Administration and Law

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio-diversity & Climate Change
NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED

N/A

NO

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

THERE ARE NONE

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EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORTS

SCRUTINY COMMITTEE : COMMUNITIES, HOMES & REGENERATION

DATE OF MEETING : 7th March 2024

ITEM	RESPONSIBLE OFFICER	EXPLANATION	REVISED SUBMISSION DATE
EMERGENCY SOCIAL HOUSING ALLOCATIONS MONITORING REPORTS	Jonathan Morgan/Rachael Parkinson	A Development session was held with Scrutiny members on 9 th February 2024 which has already covered the latest monitoring figures of the Emergency Policy. Therefore, this report is not required and the next report will be submitted in May which will include figures until end of the year.	28 th May, 2024
10 YEAR HOUSING STRATEGY	Jonathan Morgan, Head of Housing & Public Protection	Focus in recent months has been on the development of the HRA Business Plan 24-27 as well as development of a new Minor Works framework for repairs. The wider Housing Strategy will now be put back to 24/25 that will take account of these developments and include discussions with key partners. A new timetable will be drafted shortly.	Date TBC 2024/25

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COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE 7TH MARCH 2024

FORTHCOMING ITEMS

THE SCRUTINY COMMITTEE IS ASKED TO:-

- To note the forthcoming items to be considered at the next meeting of the Community and Regeneration Scrutiny Committee to be held on the 16th April, 2024.

Reason(s)

- The Council’s Constitution requires Scrutiny Committees, at the commencement of each municipal year, to develop and publish a Forward Work Plan which identifies the issues and reports which will be considered at meetings during the course of the year.

CABINET MEMBER PORTFOLIO HOLDER:- Cllr. L. Evans (Homes and Deputy Leader)
Cllr H.A.L. Evans (Regeneration, Leisure, Culture and Tourism), Cllr A. Lenny
(Resources) Cllr A. Davies (Rural Affairs and Planning Policy)

<p>Directorate</p> <p>Name of Head of Service: Linda Rees-Jones</p> <p>Report Author: Kevin Thomas</p>	<p>Designations:</p> <p>Head of Administration and Law</p> <p>Democratic Services Officer</p>	<p>Tel Nos.</p> <p>01267 224012</p> <p>LRJones@carmarthenshire.gov.uk</p> <p>01267 224027</p> <p>kjthomas@carmarthenshire.gov.uk</p>
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EXECUTIVE SUMMARY
COMMUNITIES, HOMES, AND REGENERATION
SCRUTINY COMMITTEE
7TH MARCH 2024

FORTHCOMING ITEMS

The Council's Constitution requires Scrutiny Committees, at the commencement of each municipal year, to develop and publish a Forward Work Programme which identifies the issues and reports to be considered at meetings during the course of the year. When formulating the Forward Work Plan the Scrutiny Committee will take into consideration those items included on the Cabinet's Forward Work Programme.

The list of forthcoming items attached includes those items which are scheduled in the Community and Regeneration Scrutiny Committee's Forward Work Plan to be considered at the next meeting, to be held on 16th April, 2024.

Also attached for information are the 2023/24 Forward Work Plans in respect of the Communities, Homes and Regeneration Scrutiny Committee and the Cabinet.

The Cabinet Forward Work Plan can be accessed via the following link:

<https://democracy.carmarthenshire.gov.wales/mgListPlanItems.aspx?PlanId=35&RP=131>

DETAILED REPORT ATTACHED ?

YES

YES:

- (1) List of Forthcoming Items
- (2) C & R Scrutiny Committee Forward Work Plan
- (3) Cabinet Forward Work Plan

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: **Linda Rees-Jones**

Head of Administration and Law

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio- diversity & Climate Change
NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

**CABINET MEMBER PORTFOLIO
HOLDER(S) AWARE/CONSULTED**

N/A

NO

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

THERE ARE NONE

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**FORTHCOMING ITEMS – TO BE CONSIDERED AT THE NEXT MEETING OF THE
COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE TO BE HELD
ON
16TH APRIL 2024**

Agenda Item	Background	Reason for report
		<p>What is Scrutiny being asked to do? e.g. <i>undertake a full review of the subject? Investigate different policy options? Be consulted on final proposals before decision making? Monitor outcomes /implementation?</i></p> <p><i>If the item is for information or for noting, can the information be provided in an alternative format i.e. via email?</i></p>
Performance Monitoring Report – Q3	This is the standard Performance Management report on our progress in delivering the objectives/actions and targets set out in the New Corporate Strategy. It covers those elements of the strategy that fall under the remit of this Scrutiny.	To enable the committee to undertake its monitoring role.
Supplementary Planning Guidance – Carmarthenshire Revised Local Development Plan 2018-2033	To present a series of draft Supplementary Planning Guidance (SPG) to elaborate on and support the content of the Revised LDP for formal public consultation. Draft SPG to potentially include (subject to timing), but not limited to: Welsh Language, Landscape Character Assessments, Sites of Importance for nature Conservation	To provide the Committee with the opportunity of commenting on the draft SPG's prior to their consideration by Cabinet / Council
Alternative Town Centre Uses	The report provides details of suggested Alternative Town Centre Uses	To provide the Committee with the opportunity of commenting on the report prior to its consideration by the Cabinet
Pentre Awel - Update	This update was requested by the Committee at a previous meeting	To provide the Committee with an update report on the Pentre Awel Development

Revenue and Capital Budget Monitoring Report 2023/24	This is a standard quarterly budget report covering the revenue and capital budgets for the Community and Environment Departments which fall within the remit of the Community Scrutiny Committee	To enable the committee to undertake its monitoring role of the Communities, Regeneration, and Place and Sustainability budgets which fall within its remit
Major Regeneration Projects	The report provides an update on major regeneration projects within Carmarthenshire.	To provide the Committee with an update report on major regeneration projects.

Items circulated to the Committee under separate cover since the last meeting

N.B. Copies of these reports can be obtained by emailing Scrutiny@carmarthenshire.gov.uk

Items attached for information

1. The latest version of the Community and Regeneration Scrutiny Committee Forward Work Programme 2022/23
2. The latest version of the Cabinet's Forward Work Programme 2022/23

Communities, Homes and Regeneration Scrutiny Committee – Forward Work Programme 2023/ 2024

29 th June 23	28 th Sept 23	15 th Nov 2023	13 Dec 23	26 Jan 24 (Previously 24 Jan 24)	7 March 2024	16 April 2024
Communities, Homes, and Regeneration Scrutiny Committee Annual Report 2022/23	Emergency Social Allocations Policy – Monitoring	Housing Revenue Account Business Plan 2024-27 (Moved to 13/12/23)	Emergency Social Allocations Policy – Monitoring Report	Revenue Budget Consultation	Scrutiny Actions update	Performance Monitoring – Q3
Emergency Social Allocations Policy – Monitoring	Revenue Budget Monitoring Report	Supplementary Planning Guidance – Carmarthenshire Revised Local Development Plan 2018-2033	Scrutiny Actions Update	Supplementary Planning Guidance – Carmarthenshire Revised Local Development Plan 2018-2033	Emergency Social Allocations Policy – Monitoring Report	Supplementary Planning Guidance – Carmarthenshire Revised Local Development Plan
	Incentive Scheme for tenants (Moved to 15/11/23)	Levelling up/Shared Prosperity fund - Update	Housing Revenue Account Business Plan 2024-27 (Moved from 15/11/23)	Incentive Scheme for Tenants – Moved from 15/11/23	10 year Housing Strategy	Alternative Town Centre uses (deferred from the 26 th January)
Page 161	Service Charge Policy	Arfor 2 Programme - Update	Housing Revenue Account Budget and Housing Rent Setting for 2024/25	Alternative Town Centre Uses	Supplementary Planning Guidance – Carmarthenshire Revised Local Development Plan	Pentre Awel - update

	Applying Intentionality to Priority Need (Homelessness Duty)	Alternative outdoor Education Offer – to be e-mailed to members	Performance Monitoring – Q2	Revenue Budget Monitoring Report		Revenue Budget Monitoring Report
	Alternative Town Centre Uses (moved to 15/11/23)	Incentive Scheme for tenants (Moved from 28/09/23 – further moved to 26/01/24))				Major Regeneration Projects
	Leisure, Culture and Outdoor Recreation Strategy – Post Consultation	Alternative Town Centre Uses (moved from 28/09/23)				
		Revenue Budget Monitoring Report				

OTHER REPORTS TO BE INCLUDED:

-

TASK AND FINISH REVIEW

The Committee has agreed to establish a Task and Finish Group to look at the Council’s Adaptations Service

COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE 7TH MARCH 2024

SCRUTINY ACTION UPDATE

THE SCRUTINY COMMITTEE IS ASKED TO:-

- To scrutinise the progress made in relation to actions, requests or referrals recorded during previous meetings of the Committee.

Reason(s)

- To enable members to exercise their scrutiny role in relation to monitoring performance.

CABINET MEMBER PORTFOLIO HOLDER:- Not Applicable

<p>Directorate</p> <p>Name of Head of Service: Linda Rees-Jones</p> <p>Report Author: Kevin Thomas</p>	<p>Designations: Head of Administration and Law</p> <p>Democratic Services Officer</p>	<p>Tel Nos. 01267 224012</p> <p>LRJones@carmarthenshire.gov.uk</p> <p>01267 224027</p> <p>kjthomas@carmarthenshire.gov.uk</p>
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**EXECUTIVE SUMMARY
COMMUNITIES, HOMES, AND REGENERATION
SCRUTINY COMMITTEE
7TH MARCH 2024**

Scrutiny Action Update

During the course of a municipal year, several requests for additional information are made by the Committee in order to assist it in discharging its scrutiny role.

The attached report provides members of the Committee with an update on the progress made in relation to these requests.

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: Linda Rees-Jones

Head of Administration and Law

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio-diversity & Climate Change
NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED

N/A

NO

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

THERE ARE NONE

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Community Scrutiny Committee Actions 2021-2022

Ref No	Meeting Date	Recommendation / Action / Referral	Description	Progress Update	Member / Officer	Status
CS 01 - 23/24	29th June 2023	Action	<p>Emergency Social Housing Allocation Update Report on the operation of the new Allocation Policy (Monitoring)</p> <p>The Head of Housing and Public Protection to include a timeline within the next monitoring report on the introduction of the new policy and commencement of the consultation period.</p>	The Time Line was included within the monitoring report to the Committee on th 28th September	Jonathan Morgn	Completed
CS02 - 23/24	29th June 2023	Recommendation	<p>Conservation Area Appraisals - Update</p> <p>The Place, Sustainability and Climate Change Scrutiny Committee be requested to look at the broader issue of energy efficiency and generation of energy in relation to the County's historic housing stock.</p>	<p>The referral has been forwarded to the Place, Sustainability and Climate Change Scrutiny Committee which is scheduled for consideration at the Committees meeting on the 3rd October</p> <p>The Place, Sustainability and Climate Change Scrutiny Committee accepted the referral and has requested a report providing data and energy information and the generation of energy in relation to the historic housing stock of the County be added to its Forward Work Plan</p>	Kevin Thomas	Completed
CS03 - 23/24	29th June 2023	Action	<p>Communities, Homes and Regeneration Scrutiny Committee - Annual report for 2022/23</p> <p>That the report on the outdoor education offer be submitted to the Committee prior to its consideration by the Cabinet.</p>	<p>The report is scheduled for consideration by the Committee at its November meeting</p> <p>The report did not progress to Cabinety as it had already been agreed via the budget consultation / setting process. A copy of the final report was circulated to members on the 16th November for comment</p>	Ian Jones	Completed

Community Scrutiny Committee Actions 2021-2022

CS04 - 23/24	28th September 23`	Recommendation	<p>Housing Service Charge Policy Review</p> <p>The Committee endorsed the report for approval by the Cabinet subject to a regular review</p> <p>The Committee also recommended that its concerns on the potential impact the current economic climate, cost of living crisis and the new policy could have on tenants ability to pay/fall into arrears be conveyed to Cabinet and that officers provide assistance /support to tenants to manage their budgets where necessary.</p>	<p>The report is scheduled for consideration by the Cabinet at its meeting on the 13th November</p> <p>The report has been incorporated within the 'Housing Revenue Account Budget and Housing Rent Setting 2024/25' shortly to be considered via the normal political process.</p> <p>The 'Housing Revenue Account Budget and Housing Rent Setting 2024/25' is scheduled for consideration by the Scrutiny Committee on the 13th December</p>	Jonathan Morgan	Completed
CS05 - 23/24	28th September 23`	Recommendation	<p>Applying Intentionality to Priority Need (Homelessness Order)</p> <p>The Committee recommended to Cabinet that it approves the retention of intentionality for all 10 priority need categories listed under the Housing (Wales) Act 2014 and that the Council also applied intentionality to the 11th category of Street Homeless.</p>	<p>The Report is scheduled for consideration by Cabinet on the 16th October</p> <p>The report was accepted by Cabinet</p>	Jonathan Morgan	Completed
CS06 - 23/24	28th September 23`	Action	<p>Applying Intentionality to Priority Need (Homelessness Order)</p> <p>Future Monitoring Reports to include reference to repeat cases of intentionality to be homeless</p>	To be inserted in future monitoring reports	Jonathan Morgan	Completed
CS07 - 23/24	28th September 23`	Recommendation Action	<p>Leisure, Culture and Outdoor Recreation Strategy</p> <p>1. The Head of Leisure to provide a written response on the issue of battery storage at leisure centre and respond direct to the member who raised the query.</p> <p>2. The Committee recommended the Strategy's adoption to cabinet</p>	<p>1. A response was e-mailed to the Committee members on the 16th October</p> <p>2. The report was adopted by Cabinet at its meeting on the 13th November</p>	Ian Jones	Completed

Community Scrutiny Committee Actions 2021-2022

CS08 - 23/24	28th September 23`	Action	<p>Forthcoming Items</p> <p>The Committee agreed to establish a Task and Finish Group on 'Adaptations'</p>	<p>A report on the T&FG's establishment is scheduled for the Committee's November Meeting</p> <p>The Committee agreed to the Task and Finish membership and terms of Reference at its meeting on the 15th November 2023</p>	Kevin Thomas	Completed
CS09 - 23/24	15th November 23	Action	<p>Shared Prosperity Fund Update</p> <p>An update monitoring report on project spend, outputs and outcomes was requested to be submitted in six months time</p>		Jason Jones	Completed to be provided in May 2024
CS10 - 23/24	15th November 23	Action	<p>Shared Prosperity Fund Update</p> <p>An explanation on the nature of the grant awards in Appendix 2 to be e-mailed to the Committee members to include a more detailed reponse in relation to the £37k award for the One Planet Centre detailed in Appendix 2</p>	Information was forwarded on 23/11/23	Jason Jones	Completed
CS11 - 23/24	15th November 23	Action	<p>Update on the Arfor 2 Programme</p> <p>To provide the committee members by email with information on the programme monitoring reports</p>		Jason Jones	Completed
CS12 - 23/24	15th November 23	Action	<p>Revenue & Capital Budget Monitoring Report 23/24</p> <p>To provide members of the Committee with details of sites within the Llanelli JV earmarked for development over the next three years</p>	Information was forwarded on 23/11/23	Jason Jones	Completed
CS13 - 23/24	13th December 23	Recommendation	<p>Housing Revenue Account and Housing Rent Setting 2024/25</p> <p>To recommend to Cabinet/Council the adoption of the Housing Revenue Account and Housing Rent Setting proposals for 2024/25</p>	The report was considered by Cabinet and Council on the 15th and 24th January 2024 respectively and adopted by Council on the 24th	Chris Moore	Completed

Community Scrutiny Committee Actions 2021-2022

CS14 - 23/24	13th December 23	Recommendation	<p>Housing Revenue Account Business Plan 2024-27 Carmarthenshire's Housing Investment Programme</p> <p>To recommend to Cabinet Council the adoption of the proposals for the Housing Revenue Account Business Plan 2024-2027 and Carmarthenshire's Housing Investment Programme</p>	The report was considered by Cabinet and Council on the 15th and 24th January 2024 respectively and adopted by Council on the 24th	Jonathan Morgan	Completed
CS15 - 23/24	13th December 23	Action	<p>2023/24 Quarter 2 - Performance Report</p> <p>To raise with the Council's Performance Management Team the feasibility of future report formats being amended to a Themed Divisional Format</p>	Representations have been made to the Corporate Performance Management team for consideration	Jonathan Morgan	Completed
CS16 - 23/24	26th January 24	Recommendation	<p>Revenue Budget Strategy Consultation 2024/25 to 2026/27</p> <p>To recommend to Cabinet/Council to receive the Budget Strategy and endorse the Charging Digest for the Communities Homes and Regeneration Scrutiny Committee</p>	The report was considered by Cabinet on the 19th January and Council on the 28th February 2024	Chris Moore	Completed
CS17 - 23/24	26th January 24	Recommendation	<p>Tenant Incentive Scheme</p> <p>The Committee endorsed the introduction of a Council Tenant Incentive Scheme</p>	Further work would now be undertaken on the scheme mechanics and eligibility criteria and an update report presented to a future meeting of the Committee for consideration on whether the council should introduce a pilot scheme	Jonathan Morgan	Completed
CS18 - 23/24	26th January 24	Recommendation	<p>Revised Carmarthenshire Local Development Plan 2018-2033 Integrated Sustainability Assessment and Habitat Regulations (including addendums) - Further Consultation</p> <p>That the undertaking of further consultations on the Integrated Sustainability Assessment (including 1st addendum and the Habitat Regulations Assessment (including 1st and 2nd Addendums) as supporting documents to the Revised Carmarthenshire Local Development Plan 2018-2033 be approved.</p>	The report was considered and approved by Cabinet for further consultations on the 29th January 2024	Rhodri Griffiths	Completed
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Councillor	Minute No (s)	Nature of Interest
H. Shepardson	4 – Revenue Budget Strategy Consultation 2023/24 – 2025/26	Ticket Holder for the car parks within the Millennium Coastal Park and Season Ticket Holder for Pembrey Country Park
K. Broom	7 – Revised Carmarthenshire Local Development Plan 2018-2033 – Integrated Sustainability Assessment and Habitat Regulations Assessment (Including Addendums) – Further Consultation	Husband is employed by Natural Resources Wales

There were no declarations of prohibited party whips.

3. PUBLIC QUESTIONS (NONE RECEIVED)

The Chair advised that no public questions had been received.

4. REVENUE BUDGET STRATEGY CONSULTATION 2024/25 to 2026/27

(NOTE: Councillor H. Shepardson, having earlier declared an interest in this item, remained in the meeting during its consideration)

The Committee considered a report on the Council's Revenue Budget Strategy 2024/25 to 2026/27, as endorsed by the Executive Board for consultation purposes at its meeting held on the 15th January 2024. The report provided Members with the current view of the Revenue Budget for 2024/2025 together with indicative figures for the 2025/2026 and 2026/2027 financial years based on officers' projections of spending requirements and took account of the provisional settlement issued by Welsh Government on the 20th December 2023.

The Committee was informed that the announced provisional settlement represented an average increase of 3.1% across Wales on the 2023/24 settlement, with Carmarthenshire's increase being 3.3% (£11.0m) thereby taking the Aggregate External Finance to £349,441m for 2024/25. While the settlement was marginally above the Council's planning figure of a 3.0% increase and provided £0.9m more than the Council's original assumption, and was to be welcomed, the inflationary, pay awards and other service pressure increases far exceeded the funding provided. In context, the additional budgets required in 2024/25 to meet the costs of pay awards alone totalled £15m,

Whilst the budget proposals assumed the full delivery of all savings proposals, it was noted further work would be required to develop the cost reductions for the 2025/26 and 2026/27 financial years to be able to maintain the current Budget Strategy and level of Council tax.

Note: These minutes are subject to confirmation at the next meeting.

It was noted that given the current risks around the Budget Strategy and the ongoing inflationary backdrop, together with other budgetary pressures, the proposed Council Tax increase for 2024/25 had been set at 6.5% to mitigate reductions to critical services. However, the strategy contained a shortfall of £801k which would need to be addressed in order for the Council to set a balanced budget. In years 2 and 3, the financial picture remained uncertain and, as such, modelled indicative Council Tax rises of 4% and 3% had been made purely for planning purposes and sought to strike a balance with budget reductions. Those proposals would be considered by the Council in setting the Council Tax level for 2024/25 at its meeting on the 28th February, 2024. Additionally, as the Welsh Government final settlement figure was not due to be announced until the 27th February, 2024 any amendments required to be considered to the budget strategy as a result of that announcement would need to be considered by Council on the 28th February.

It was further noted that following the UK Government's decision to provide additional funding to English Local Authorities, it was hoped the Welsh Government would receive an additional £28m through the Barnett Formula and representations were being made for that additional funding to be provided to Welsh Local Authorities.

The Committee thereupon considered the following detailed budget information appended to the Strategy relevant to its remit:

- **Appendix A(i)** – Efficiency summary for the Regeneration, Leisure, Place and Sustainability and Non HRA Housing Services.
- **Appendix A(ii)** – Growth Pressures summary for the for the Place and Sustainability Services, - none for the Regeneration, Leisure, Place and Sustainability and Non HRA Services.
- **Appendix B** – Budget monitoring report for the Regeneration, Leisure, Place and Sustainability and Non HRA Housing Services.
- **Appendix C** – Charging Digest for the Regeneration, Leisure, Place and Sustainability and Non HRA Housing Services.

The following questions/issues were raised on the report:

- With regard to the budget proposals to increase income within leisure services, the Head of Leisure confirmed they predominantly related to increasing activity and the type of products offered to broaden the income base as opposed to increasing prices. However, while the leisure budget had been set with a 4% price increase, careful consideration had been given to the various rationale behind the increases and the potential impact those could have on the ability of some residents to pay, and that in some cases prices had not been increased. Additionally, the Council operated a concessionary policy to offer reduced rates to those most in need but that needed to be reviewed to achieve consistency of application.
- In response to a question on the proposed reduction in agency use within the Council's Residential Care Homes, the Head of Housing and Public Protection advised that while the Council used agency staff in its residential homes, it was felt the establishment of an in-house agency

Note: These minutes are subject to confirmation at the next meeting.

could be operated at lower costs. In that regard, a pilot scheme would be trialled in the four in-house homes in Llanelli from April to July 2024 and, if successful, could be extended throughout the rest of the in-house portfolio across the county and, potentially, extended to include domiciliary care. The scheme would be undertaken on a staggered approach to ensure the proposed savings were achieved. It was also confirmed discussions had been held with the City and County of Swansea which had established a similar in-house agency, and it was felt the proposed in-house provision could be both successful and operated at lower cost than at present.

- With regard to the proposal for the re-alignment of grants and other funding sources to support front line posts and other services, the Head of Housing and Public Protection confirmed it was felt the re-alignment complied with grant conditions and would be sustainable for a number of years to protect front line services.
- The Head of Place and Sustainability in response to a question on reductions in the flood defence budget advised the Council could make bids to the Welsh Government for additional funding and that, subject to confirmation, it had secured funding for the current year to offset the reduction to the core budget.
- With regard to the impact of covid on leisure service, the Head of Leisure confirmed that while some services had recovered quicker than others, the overall recovery was positive with the service being back on track, with growth in some areas. However, it had to be appreciated a lot of other factors such as global fuel prices, instability, inflation and the cost of living also impacted on leisure activity.
- It was confirmed that while the budget included a £2m provision as a vacancy factor to help bridge the budget shortfall by for example normal staff turnover and holding vacant posts empty to help achieve target savings, the proposals were considered to be manageable.

RESOLVED THAT IT BE RECOMMENDED TO THE CABINET/COUNCIL THAT: -

- 4.1 The 2024/25 – 2026/27 Revenue Budget Strategy Consultation be received.**
- 4.2 The Charging Digests for the Regeneration, Leisure, Place and Sustainability and Non HRA Services, as detailed in Appendix C to the report, be endorsed.**

5. REVENUE & CAPITAL BUDGET MONITORING REPORT 2023/24

The Committee considered the 2023/24 Revenue and Capital Budget Monitoring reports for the Housing, Regeneration and Property, Place and Sustainability and Leisure and Recreation Services for the period up to the 31st October, 2023. It was noted that the revenue budget was forecasting a £142k overspend, the capital budget a £29,731k underspend, whilst the Housing Revenue Account was forecasting a £286k overspend.

The following questions/issues were raised on the report:

Note: These minutes are subject to confirmation at the next meeting.

- In response to a query on the savings proposals, it was confirmed that where savings were undeliverable, they were revalidated into departmental budgets

UNANIMOUSLY RESOLVED that the Revenue and Capital Budget Monitoring Report be received.

6. TENANT INCENTIVE SCHEME

The Committee considered a report, as part of the pre-decision process on policy development on whether the Council should introduce an incentive scheme for its tenants and to what form those incentives should take. The report detailed a range of incentive options for consideration and included:

- Encouraging tenants to downsize to a smaller property.
- Encouraging departing tenants to leave their property in a good condition and with no rent arrears.
- Encouraging the take up of direct debits.
- Recognising when tenants help improve our services.
- Encourage or reward tenants who keep to their Contract Conditions (tenancy).

The following questions/issues were raised on the report:

- Whilst the principle of operating a tenant incentive scheme could be considered as a bit of a paradox, it was noted that research undertaken by the Housing Quality Network and the Tenant Participation Advisory Service (Wales) suggested that the offering of incentives achieved savings for landlords in the long term and could be considered as being a 'spend to save initiative'. For example, council tenants who maintained their properties could save the Council money in repair and void costs.
- Reference was made to the principle of the scheme to incentivise individual tenants to maintain their properties and be good tenants. A suggestion was made that the proposal, if endorsed, could also consider the introduction of a collective community reward for communities who kept their estate areas tidy. It was agreed the principle could be examined as part of the scheme.
- It was noted that should the committee endorse the principle of the scheme, further work would need to be undertaken on its mechanics and eligibility criteria etc for example, incentives would only be paid to tenants not in arrears. Discussions would also be undertaken with other local authorities and registered social landlords on the operation of their incentive schemes. Thereafter, a report would be re-submitted to a future meeting of the committee for its consideration on whether the Council should introduce a pilot scheme to assess its benefit to both the tenant and the Council.

UNANIMOUSLY RESOLVED that the Committee endorse the introduction of a Council tenant incentive scheme.

Note: These minutes are subject to confirmation at the next meeting.

7. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033 INTEGRATED SUSTAINABILITY ASSESSMENT AND HABITAT REGULATIONS ASSESSMENT (INCLUDING ADDENDUMS) - FURTHER CONSULTATION

(NOTE: Councillor K. Broom having earlier declared an interest in this item remained in the meeting during its consideration)

The Committee considered a report seeking authorisation for further consultations to be undertaken for a six week period on the Integrated Sustainability Assessment (including 1st addendum) and the Habitat Regulations Assessment (including 1st and 2nd Addendums) as supporting documents to the Revised Carmarthenshire Local Development Plan 2018-2033. It was noted that the report followed the Council's resolution on the 9th March, 2022 to prepare a second Deposit version of the Revised Local Development Plan (LDP) and the Plans subsequent publication for public consultation between the 17th February to 14th April 2023. It sought to reflect the ongoing challenges procedurally in meeting the requirements in relation to the habitat regulations arising from Natural Resources Wales' guidance on phosphate levels in protected riverine Special Areas of Conservation and water quality and the need to ensure the Plan's preparation and the consideration of its scope and content was procedurally compliant in legislative and regulatory terms.

The following questions/issues were raised on the report:

- In response to a question on the impact the further consultations could have on the Plan's adoption, it was noted that while initially it had hoped the adoption would be completed by the end of 2024, the timescale would now slip to potentially between March and July 2025. Discussions were now being held with the Welsh Government on a revised timeline for its adoption

UNANIMOUSLY RESOLVED that the undertaking of further consultations on the Integrated Sustainability Assessment (including 1st addendum and the Habitat Regulations Assessment (including 1st and 2nd Addendums) as supporting documents to the Revised Carmarthenshire Local Development Plan 2018-2033 be approved.

8. EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORT

The Committee received an explanation for the non-submission of the following scrutiny report:-

- Alternative Town Centre Usage

RESOLVED that the explanation for the non-submission be noted.

9. FORTHCOMING ITEMS

Note: These minutes are subject to confirmation at the next meeting.

The Committee received a list of forthcoming items to be considered at its next meeting to be held on the 7th March, 2024

UNANIMOUSLY RESOLVED that the list of forthcoming items to be considered at the next scheduled meeting on the 7th March, 2024 be approved.

10. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON THE 13TH DECEMBER 2023

RESOLVED that the minutes of the meeting of the Committee held on the 13 December, 2023 be signed as a correct record.

CHAIR

DATE

Note: These minutes are subject to confirmation at the next meeting.

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