

EXECUTIVE SUMMARY

County Council

13th November 2019

Revised Carmarthenshire Local Development Plan 2018 – 2033

DRAFT DEPOSIT

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

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

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

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

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

It should be noted that the Draft Deposit Revised LDP, together with accompanying Draft Supplementary Planning Guidance and other supporting documents are emerging documents that will develop through to the point of publication. The emerging nature of Plan preparation reflects the availability of evidence and the timelines associated with the Plan's preparation.

This report includes the Proposals Map which identifies land use allocations (including housing and employment) thus identifying locations where developments may be permitted. The map also include e decision making considerations in respect of development proposals. This report also includes a Constraints Map which (whilst not formally part of the LDP) identifies those spatial areas often identified by other bodies/processes e.g. statutory environmental designations and air quality management areas etc. These can be viewed through the links below:

Proposals Map

<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpprop>



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www.sirgar.llyw.cymru

YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

2. Background

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

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

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

Reference is also made to the publication of the Pre-Deposit Preferred Strategy in December 2018, which set out aspects such as: Issues; Vision, Strategic Objectives; Growth Options; Spatial Options and preferred strategic approach. The responses received as part of the consultation to the Pre-Deposit Preferred Strategy were reported to Council on the 15th May 2019 and have been considered and where appropriate incorporated in the preparation of the Draft Deposit Plan. Due consideration has also been given to any recommendations outlined as part of the Sustainability Appraisal – Strategic Environmental Assessment process.

3. Draft Deposit Revised LDP

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

Once adopted, the Revised LDP will guide and control development. It will inform future infrastructure and investment programmes from both internal and external partners. It will provide the local policy basis to determine future planning applications. Where relevant, Supplementary Planning Guidance (SPG) will be prepared to elaborate on, and consolidate upon the policies and provisions of the Plan itself. Reference is made to Appendix 3 of the Deposit LDP where the list of proposed SPG is provided, along with a timescale for their preparation.

The Draft Deposit Revised LDP will be accompanied by a range of documents to support its preparation and the consultation. These include the Sustainability Appraisal/ Strategic Environmental Assessment, Habitat Regulations Assessment, the plan's evidence base, topic papers, an Initial Consultation Report, and Test of Soundness Self-Assessment, as well as a range of other background documents.

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

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

- The Council's Strategic Regeneration Plan 2015 – 2030 – Transformations;
- Swansea Bay City Deal – including Yr Egin and the Wellness and Life Science Village;
- The New Corporate Strategy 2018 – 2023;
- The Council's Well-being Objectives; and
- Recent Council resolutions – including the declaration of a Climate Emergency and the motion on Planning and the Welsh language;
- Rural Taskforce Report and recommendations;

- National planning policy and legislative agenda;
- Our Commitment to Affordable Homes 2015 – 2020 and Affordable Housing Delivery Plan 2016-2020;
- Building More Council Homes – ‘Our ambition and plan of action’;
- Moving Forward in Carmarthenshire: the next 5-years.

The Draft Pre Deposit Preferred Strategy previously identified a population increase of 17,567 (9.4%) over the Plan period. Providing for the delivery of 9,987 new homes across the Plan period. This is a level that is notably below the current adopted LDP which makes provision for 15,197 homes.

The Strategy places an important strategic emphasis on job creation and is central to the Council delivering on its affordable housing targets.

The LDP seeks to promote and develop the economy across Carmarthenshire and the Draft Deposit Revised Plan identifies appropriate land allocations to reflect Carmarthenshire as an ambitious County which attracts investment and provides opportunities for those living and working in our communities and well as a key player within a Swansea Bay regional context.

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

In recognising the changing evidence base in relation to demographic change an addendum Report on Carmarthenshire’s Population and Household Forecasts has been prepared and is appended to this report. This identifies latest population and household projections reflecting the iterative nature of the Plan making process. It is therefore proposed as set out within the attached Draft Deposit Revised LDP to amend the population change figures and consequentially the proposed LDP housing requirement to the following: Population increase of **15,115** (or 8.1%) over the Plan period, with a housing requirement of **8,835 homes** (equivalent to 589 homes per year).

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

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

- Provide for the requirement of 8835 new homes;
- To maximise affordable housing delivery providing for 1,500 new affordable homes.
Note: this figure will be subject to further refinement ahead of the publication of the

Deposit Draft LDP. Additional evidence gathering in respect of viability and the impact on the affordable housing target and policies will also be ongoing;

- Provide for 77.93 ha of employment land;
- Defined levels of development viability;
- Identify levels of developer contributions (s106) and key priority areas;
- Recognise the economic opportunities to sustain and enhance rural economies;
- Support regeneration and strategic ambitions for the County and region;
- Promote a settlement framework which supports cohesion between settlements and communities;
- Reflect the linguistic needs of the County and its communities and their cultural characteristics;
- Distribute development in accordance with the settlement hierarchy, reflecting the principles of sustainability and the functional attributes of settlements;
- Respect and enhance the rich and diverse environmental qualities of the County;
- To reflect the need for new homes in rural areas;
- Reflect matters of infrastructural capacity – notably within the Llanelli Waste Water Treatment Works catchment area;
- Contribute towards the achievement of the statutory Conservation Objectives of the Caeau Mynydd Mawr Special Area of Conservation;
- Contribute to the delivery of physical and social regeneration opportunities;
- Create diverse and cohesive developments and communities;
- Reflect the diversity across the County, and within its settlements and communities;
- Focus retail change in established centres whilst providing opportunities which will assist in achieving viable, self-supporting settlements and sustainable communities;
- Define search areas for the siting of wind and solar renewable energy developments;
- Recognise the contribution of 'previously developed land';
- To provide opportunities to maximise on the County's visitor economy potential;
- Protect and enhance the natural, historic and built conservation qualities of Carmarthenshire; and,
- Contribute to an integrated transport network both within the County and region.

In taking forward the above, the Draft Deposit LDP, its evidence base and its contextual influences, include a number of new policy areas or an additional focus on aspects around:

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

The Draft Deposit Revised LDP seeks to acknowledge and respond to changes in evidence and consider the emerging growth provisions of the emerging National Development Framework as it progresses through the reporting process. The Revised LDP will continue to develop as new evidence, policy guidance and legislation emerges. It should also be noted that further non-substantive amendments to the Plan and its supporting documents will be undertaken to ensure

its content is complete ahead of the consultation on the Draft Deposit LDP. It will also ensure the Plan is up to date and reflects the latest factual and evidential position. Note: this includes the inclusion of the Housing Trajectory (Appendix 7) and the finalised Monitoring and Implementation Framework.

4. Deposit LDP Structure

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

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

The **Proposals Map and the Constraints Map** in respect of the Revised Draft Deposit LDP are available through the links below. It should be noted that whilst the maps are substantively complete, further relevant map layers will be included along with refinements of the lines and accuracy of the mapping.

The Proposal and Constraints Maps can be viewed through the following links:

Proposals Map:

<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpprop>

Constraints Map:

<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints>

5. Supporting Documents

5.1 Sustainability Appraisal – Strategic Environmental Assessment

The publication of the Draft Deposit Revised LDP will be accompanied by a suite of evidential and other documents. Key amongst these is the Sustainability Appraisal (SA) which incorporates the Strategic Environmental Assessment (SEA). The SA is required by Section 62 (6a) of the Planning Compulsory Purchase Act 2004, while the SEA is a requirement of the SEA Directive 2001/42/EC1. An SEA is a mandatory requirement for plans/programmes. A copy of the SA on the Draft deposit Revised LDP is appended to this report.

5.2 Habitat Regulations Assessment

A further key document is the Habitat Regulations Assessment Screening (HRA) Report. The HRA is a legal requirement under The Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). The plan making authority must undertake HRA of their development plan to determine whether the policies and proposals in the plan are likely to have significant effects on the integrity of any European designated site. A copy of the HRA on the Draft deposit Revised LDP is appended to this report.

Both of the above documents are in draft form and will be subject to consultation alongside the Deposit Revised LDP. They are prepared to supplement and critically evaluate the content of the Plan in an objective manner. As such they respond to the content of the Plan and make recommendations as and where appropriate. Both documents are appended to this report in their emerging form. They will be finalised ahead of their publishing as part of the scheduled public consultation. In relation to the HRA, the iterative nature of the plan making process, together with the ongoing evidence gathering, means that aspects of the assessment's

conclusions and recommendations will not be finalised until the publication of the Plan (together with the HRA itself) for public consultation in December 2019.

6. Supplementary Planning Guidance

As part of the preparation and implementation of the Revised LDP, a series of Supplementary Planning Guidance (SPG) documents will be prepared and adopted.

SPG is produced to provide further detail on certain policies and proposals contained within the LDP. They help ensure certain policies and proposals are better understood and applied more effectively.

In this respect, two SPG's have been produced in draft form to accompany the publication of the Draft Deposit Revised LDP. These SPG's will also be subject to the public consultation scheduled for December 2019. The production of these 2 SPG's reflects the strategic importance of both policy areas in demonstrating the deliverability of the Plan – most notably in the Llanelli / Burry Port and Cross Hands areas. The 2 SPG's are as follows:

Caeau Mynydd Mawr SAC SPG – This reflects an updated iteration of the existing SPG and the latest updated evidence. It should be noted the implementation of the SPG and its requirements arise directly from the provisions of the Habitat Regulations. Failure to implement its provisions would prevent development within its spatial area from being delivered and would thus undermine the Council's strategic regeneration ambitions, most notably in the Cross Hands area.

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

It should be noted that an SPG does not have the same status as adopted development plan policies. However, the Welsh Government advises that they may be taken into account as a material consideration in determining planning applications. Within the context of the Revised LDP, the SPGs seek to consolidate and elaborate upon the policies and provisions of the Plan itself as the plan making process proceeds.

Reference should be made to Appendix 3 of the Deposit LDP for a list of SPG's, together with a timeframe for their production.

These will be presented to Council as and where appropriate.

7. Preparatory Considerations

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

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

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

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

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

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

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

- Undue delays and slippage with the timetable. In respect reference is made to the Minister's letter setting the expectations on the timescales for the preparation of the Plan.
- The risk that the County will be left with no Plan at the end of 2021 (when the current LDP expires) resulting in vulnerability to speculative developments non-controlled.
- Requirements to update evidence with resultant cost implications.

8. Next Steps

Following the Council's deliberations, the Draft Deposit Revised LDP (including 2 draft SPGs) and the Draft SA and HRA will be published for formal public consultation with copies of the documentation available on the Council's website and at locations as appropriate across the County as set out within the Delivery Agreement. Supporting evidence and background documents will also be published as appropriate.

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

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

The Revised LDP is scheduled for submission to the Welsh Government in August 2020 (Key Stage 5 of the LDP preparatory process), with the Examination (Key Stage 6) scheduled to

commence in October 2020. In this respect, the Delivery Agreement identifies the timing of both Key Stage 5 and 6 as indicative. Consequently a revised Delivery Agreement will be prepared in accordance with regulatory requirements to ensure the timetable remains up-to-date. This will be reported to full Council in due course.

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

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: L Quelch

Head of Planning

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

1. Policy, Crime & Disorder and Equalities

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

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

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

2. Legal

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

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

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

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

3. Finance

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

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

4. ICT

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

6. Physical Assets

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

7. Staffing Implications

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

CONSULTATIONS

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

Signed: L Quelch

Head of Planning

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

1. Scrutiny Committee

16th October 2019 – Community Scrutiny

2. Local Member(s)

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

3. Community / Town Council

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

4. Relevant Partners

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

5. Staff Side Representatives and other Organisations

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

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

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Adopted Carmarthenshire Local Development Plan		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/
Annual Monitoring Reports		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XW2KZ-hKjIU
LDP Review Report		http://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf
Delivery Agreement		https://www.carmarthenshire.gov.wales/media/1215059/delivery-agreement-agreed-by-welsh-government.pdf
Pre-Deposit Preferred Strategy		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/preferred-strategy-pre-deposit-public-consultation/#.XW2JhuhKjIU
Sustainability Appraisal and Habitats Regulations Assessment		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-and-habitats-regulations-assessment/#.XW2J7uhKjIU
Evidence Base		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/development-of-an-evidence-base/#.XcFfSEb7SUK