

Deposit - Revised Carmarthenshire Local Development Plan 2018 – 2033

Draft for Reporting



Foreword

To be inserted

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How to View and Comment on the Deposit Revised LDP

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

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

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

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

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

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

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

forward.planning@carmarthenshire.gov.uk

Or post them to:

Head of Planning,

Planning Division,

Environment Department,

Carmarthenshire County Council,

3 Spilman Street

Carmarthen

SA31 1LE

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

Anything submitted after this date will not be considered.

Further guidance or information is available on the LDP web-page or from the Forward Planning Section on 01267 228818 or by emailing

forward.planning@carmarthenshire.gov.uk

1. Introduction

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

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

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

1.4 In ensuring that the adopted LDP remains up to date, a review was undertaken into its content with the outcomes published in the Review Report³. This review, whilst finding that many aspects of the adopted LDP are functioning effectively, also identified that there were issues in relation to parts of the Plan and its strategy. The Review Report showed that

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

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

parts of this strategy were not being delivered as intended, with the level and spatial distribution of growth requiring further consideration. It concluded that we start the preparation of a revised LDP to replace the existing adopted Plan. The Revised LDP 2018 – 2033 will replace the current adopted Plan which is currently scheduled for adoption in December 2021.

2. What is the Deposit Plan?

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

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

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

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

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

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.

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

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

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

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

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

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

⁵ Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023
<http://www.wales.nhs.uk/sitesplus/documents/862/Carmarthenshire%20Well-being%20Plan%20final%20290118.pdf>

⁶ Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023
<https://www.carmarthenshire.gov.wales/media/1214849/corporate-strategy-2018-23.pdf>

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

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

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

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

Habitat Regulations Assessment

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

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

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

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

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

3. Influences on the Plan

Overview

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

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

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

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

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

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

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

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

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

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

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

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

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

¹⁰ National Development Framework 2020 – 2040: Consultation Draft

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

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

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

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

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

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

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

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

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

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

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

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

3.15 Such contextual changes, the findings of the Review Report and changes in evidence have proved integral in informing how the Revised Plan is prepared, and its

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

direction both strategically through Preferred Strategy, but also at a detailed policy level within this Deposit Plan.

3.16 Extensive work and liaison has, and is, being undertaken to build and raise awareness and communication with a wide range of organisations and individuals. The information, issues and evidence emerging from such communications has been invaluable in the work undertaken to date and will continue in ensuring the preparation of the LDP is as informed and consensual as possible.

4. Carmarthenshire - Strategic Context

Overview

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

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

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

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

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

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

Well-being and Sustainable Development

4.7 The Plan has been prepared with full consideration of the content of the Well-being of Future Generations Act and the Council's duties to work towards Wales' seven wellbeing goals and the need to contribute to sustainable development and management of natural resources (see Figure 1).



Figure 1: Seven Well-being Goals

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



Figure 2: Five Ways of Working

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

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

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

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

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

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

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

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



Healthy Habits

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



Early Intervention

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



Strong Connections

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



Prosperous People and Places

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

Figure 3: Carmarthenshire Well-being Plan: Four Objectives

Strategic Planning Context

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

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

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

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

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

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

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

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

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

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

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

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

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



Figure 4: Swansea Bay City Deal

Social and Cultural

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

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

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

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

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

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

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

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

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



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

Economic

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

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

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

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

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

4.42 With the over-representation of public sector jobs within the county, the additional jobs required over the *Plan period* will need to be delivered through development that promotes and diversifies growth across sectors, and re-orientates the economy towards high quality, skilled and knowledge based sectors.

¹⁶ National Development Framework 2020 – 2040 (Consultation Draft)

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

Environment

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

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

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

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

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

Connections

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

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

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

Carmarthenshire Road Network – Road Length (Km)	
Motorway (M4)	5
Class A (Trunk)	147
Class A (County)	247
Class B and C	1,579
Minor Surfaced	1,496

Table 1

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

5. Issues Identification

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

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

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

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

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

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

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

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

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

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

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

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

A Prosperous Carmarthenshire

- 1 The £1.3 billion Swansea Bay City Deal, with projects identified in Llanelli and Carmarthen.
- 2 Varying vibrancy and vitality within our retailing town centres
- 3 Appropriate growth is needed in rural areas (including employment opportunities)
- 4 A buoyant Visitor economy with potential to grow.

A Resilient Carmarthenshire

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

A Healthier Carmarthenshire

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

A More Equal Carmarthenshire

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

A Carmarthenshire of Cohesive Communities

- 18 Lack of new homes being built in some Service Centres and Local Service Centres.
- 19 Lack of a five year supply of housing land and the need for a housing mix.
- 20 Changes in population and household forecasts indicate that significantly less homes are needed through to 2033.
- 21 Housing sites not being brought forward and built
- 22 A predominantly rural county where 60% of the population live in rural areas.
- 23 Ensuring infrastructure capacity can support development, including highways.

24 The need to promote and access alternative forms of transport.

25 Lack of employment opportunities, broadband and public services in rural areas.

26 Need to appreciate the sense of place – a county of contrasts.

A Carmarthenshire of Vibrant Culture and Thriving Welsh Language

27 Disused buildings across the County.

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

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

30 Important archaeological sites and historic features

31 Highest number of Welsh speakers in Wales

A Globally Responsible Carmarthenshire

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

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

6. A Vision for ‘One Carmarthenshire’

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

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

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

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

One Carmarthenshire

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

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

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

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

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

7. Strategic Objectives

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

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

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

7.4 The Revised LDP strategic objectives are sufficiently aspirational and ambitious but are also deliverable within a spatial planning context. They respond and deliver upon the Plan's key issues and provide a platform for delivering its vision. They provide a platform for a Sound Plan, notably in terms of their fit, appropriateness and deliverability²⁶

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

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

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

7.6 The Revised LDP strategic objectives are below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2

THE REVISED LDP - DRAFT VISION AND PROCESS

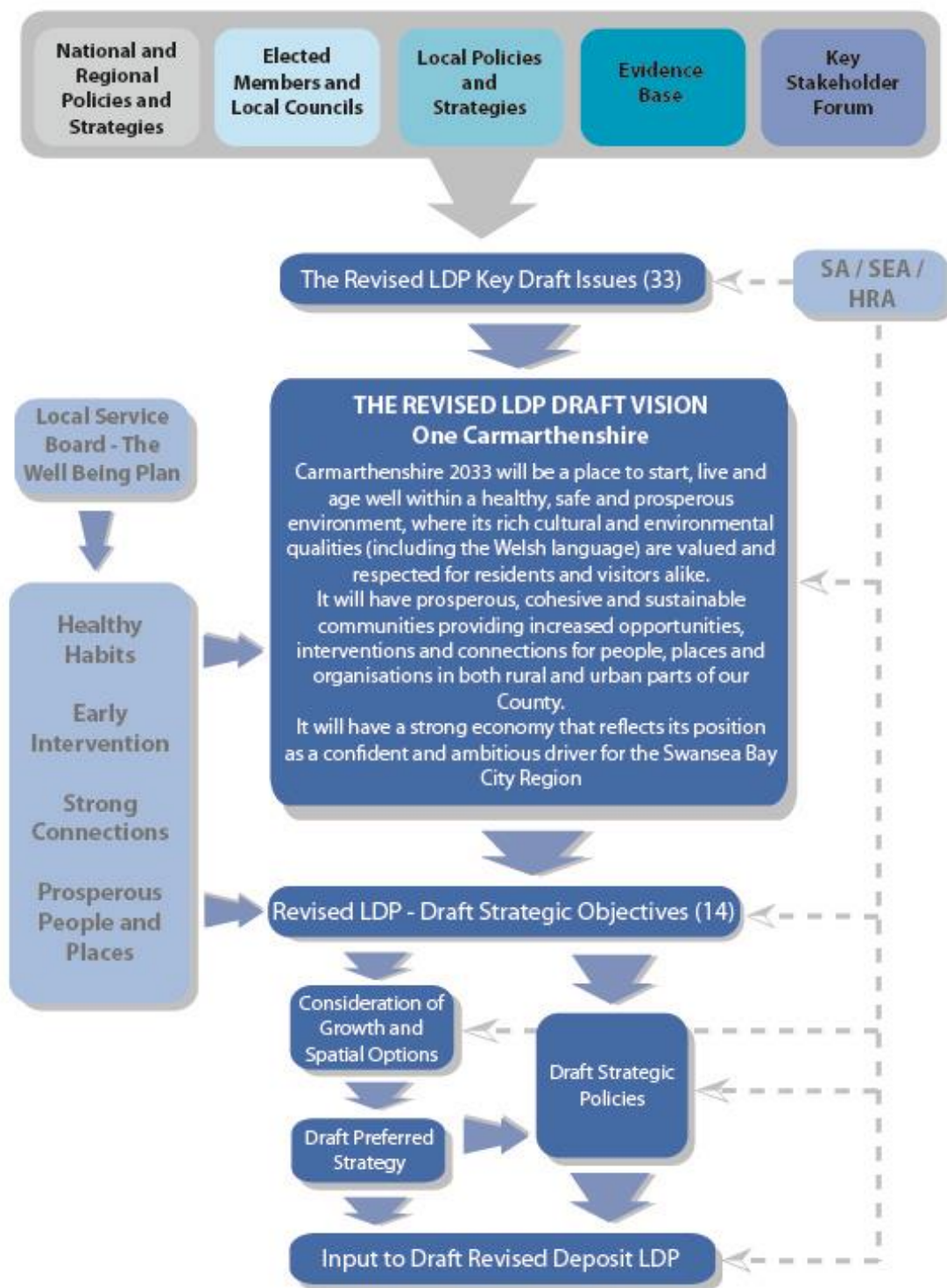


Figure 6

8. Strategic Growth and Spatial Options

Strategic Growth Options

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

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

WG 2014-based Projection (2018 Report)

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

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

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

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

Conclusion

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

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

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

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

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

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

Conclusion

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

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

Population Growth Short Term (2018 Report)

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

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

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

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

Conclusion

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

Population Growth 10yr (2018 Report)

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

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

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

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

Conclusion

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

Population Growth Long Term (2018 Report)

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

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

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

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

Conclusion

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

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

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

Population Growth Pre-Recession Scenario (2018 Report)

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

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

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

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

Conclusion

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

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

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

PG Long Term (2019 Addendum Report)

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

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

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

Jobs Creation Value: **439 jobs per year**

Conclusion

This projection would provide a positive outlook and provide an appropriate provision for housing delivery within the county. The increase in migration to Carmarthenshire evidenced in the 2018 mid-year estimates slightly increases both the population and household projection from that considered in the PG Long Term 2018 report scenario. The housing requirement numbers are not markedly different from those considered the favoured option in the Preferred Strategy, and it would allow the flexibility to drive sustainable housing growth and support the economic ambitions of the county.

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

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

PG 10yr (2019 Addendum Report)

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

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

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

Jobs Creation Value: **354 jobs per year**

Conclusion

On balance, utilising this scenario would provide a positive outlook and provide an appropriate provision for housing delivery within the county. It would allow the flexibility to

drive sustainable housing growth and support the economic ambitions of the county. The relationship between job creation and population increase is more positive than the scenario identified within the Preferred Strategy as the household requirement is lower, with the proportional growth of the working age population being higher.

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

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

PG Short Term (2019 Addendum Report)

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

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

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

Jobs Creation Value: **288 jobs per year**

Conclusion

On balance, utilising this scenario would provide a positive outlook and provide an appropriate provision for housing delivery within the county. It would allow the flexibility to drive sustainable housing growth, but has a lesser impact on supporting the economic ambitions of the county than other scenarios. A job creation value of 288 jobs per year, or 4,320 jobs over the LDP period would not meet the ambitions of the Council's Regeneration Plan.

The PG Short Term scenario in the 2019 is much higher than that considered in the 2018 report as it uses a 4 years of data instead of 6 years. This shows the volatility of trends based assumption over a shorter time period.

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

8.3 Two further options were considered as a basis for considering housing growth within the County. These focused on employment led scenarios namely: Commuting Ratio Fixed (CR Fixed) and Commuting Ratio Reducing (CR Reducing). These sought to deliver growth options based on a benchmark job requirement which comes from the Carmarthenshire Employment Sectoral Study.

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

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

Identifying the Preferred Strategic Growth Option

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

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

8.7 It is proposed to use the PG 10yr scenario from the 2019 Edge Analytics Report and utilise the alternative vacancy rate of 3.4% to underpin the future growth requirements for this revised LDP. This scenario identifies the population and household growth outside the Brecon Beacons National Park Area and projects an overall population increase of 15,115 (8.1%), with the requirement for 8,835 new homes over the revised LDP period 2018-2033. This equates to 589 new homes per year. This scenario will assist in the delivery of the

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

Swansea Bay City Region Deal and the Council's Corporate Strategy, regeneration and job creation objectives.

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

Spatial Options

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

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

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

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

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

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

Options for Growth to refer to the balance of housing, employment opportunities and the accompanying infrastructure.

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

8.16 The tables below provide an explanation of each of the spatial options as considered. This is followed by an identified Preferred Spatial Option.

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

Option 2 – Infrastructure and Transport Network Option**Description**

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

Spatial Expression / Settlements Affected

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

Summary Assessment

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

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

Conclusion

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

Option 3 – Dispersal Option**Description**

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

Spatial Expression / Settlements Affected

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

Summary Assessment

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

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

Conclusion

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

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

Option 4 – Community Led Option

Description

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

Spatial Expression / Settlements Affected

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

Summary Assessment

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

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

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

Conclusion

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

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

Option 5 – Swansea Bay City Region Influence Option**Description**

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

Spatial Expression / Settlements Affected

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

Summary Assessment

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

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

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

Conclusion

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

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

Option 6 – Market Led Option**Description**

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

Spatial Expression / Settlements Affected

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

Summary Assessment

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

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

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

Conclusion

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

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

The Preferred Spatial Option

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

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

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

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

Preferred Option - Balanced Community and Sustainable Growth Strategy

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

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

- It will recognise that growth should be deliverable and orientated to a community's needs and market demand.

9. A New Strategy

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

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

A New Spatial Approach

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

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

9.5 Other areas will include a focus on Local Growth and Diversification. These areas are those where growth will reflect the community, whilst understanding those wider delivery expectations associated with Plan making (e.g. national policy and guidance). Often incorporating areas which are more rural in character such areas play an integral role not only for the everyday life of their communities but are essential to a vibrant and thriving Carmarthenshire.

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

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

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

Deliverable Growth

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

9.10 This LDP will provide the opportunity to deliver 8,835 homes over the Plan period. This is the equivalent of 589 homes per year from 2018 to 2033. This would allow for new homes to be provided in a sustainable manner which supports the aspirations of our communities and provides appropriate flexibility to respond to the Council's affordable housing objectives. This ambitious but deliverable agenda for Carmarthenshire will allow the Plan to build upon the approximately 536 homes being provided per year under the current adopted LDP²⁸.

9.11 In delivering the number of homes set above, this Preferred Strategy includes an additional flexibility as part of its supply (uplift) to ensure the delivery of sustainable growth and to overcome any potential unforeseen deliverability issues. A 15% flexibility through a further 593 homes, is included. This equates to a housing supply of 10,160 dwellings to deliver the 8,835 homes.

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

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

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

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

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

Rural Communities

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

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

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

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

Rural Economy

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

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

Regeneration and the Economy

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

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

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

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

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

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

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

Sustainable Development, Well-being and Climate Change

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

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

9.31 The LDP will promote the principles of sustainability by:

- Protecting and enhancing biodiversity, townscapes and landscapes;
- Minimising energy demand and consumption by facilitating the delivery of carbon neutral buildings and homes, including the promotion of the efficient use of resources including directing development to previously developed land wherever possible;
- Distributing and locating development in accordance with the settlement framework with a view to reducing unwarranted reliance of the private motor car.

It will promote sustainable and 'green' travel alternatives building on advances in technology and promotes accessibility to alternative means of travel;

- The promotion of sustainable waste management;
- The promotion of sustainable water management (including ensuring a sustainable supply of water resources and water quality, promoting sustainable drainage modes and addressing flooding issues). This includes reducing the vulnerability of communities by ensuring that development is not located in flood risk areas;
- Promote the enhancement of wellbeing and social inclusion by supporting healthy, accessible and cohesive communities;
- Supporting the development of a resilient economy and facilitating appropriate future growth; and,
- The promoting and safeguarding the Welsh language and culture.

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

Placemaking, Infrastructure and Cohesive Communities

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

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

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

9.35 The Plan recognises the following:



Figure 7: What is Placemaking?³⁰

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

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

²⁹ Planning Policy Wales: Edition 10 – paragraph 2.6

³⁰ Source: Planning Policy Wales: Edition 10

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

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

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

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

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

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

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

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

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

Environmental Qualities and Areas for Protection

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

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

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

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

A New Strategy - Key Components

9.51 The key components of the strategy are as follows:

- Provide for 10,160 new homes to deliver a housing requirement of 8,835 homes;
- Provide opportunities to deliver a minimum of 5,295 new jobs in the County in supporting the Regeneration and strategic economic and employment ambitions within the County and region;
- Provide sufficient employment land to support economic growth and job creation;
- Promotes a settlement framework which supports cohesion between settlements and communities;
- Distribute development in accordance with the settlement hierarchy, reflecting the sustainability and functional attributes of settlements, their services and facilities as well as their ability to accommodate growth;
- To respect and enhance the rich and diverse environmental qualities of the County;
- To reflect the needs of rural areas and the rural economy;
- Recognise the cultural and linguistic character of the County;
- Contribute to the delivery of physical and social regeneration opportunities and provides for a diverse and cohesive range of settlements and communities;
- Reflect the diversity across the County, and within its settlements and communities;
- Provide for employment both through allocated sites and through policy provisions across the County recognising the need to sustain and enhance rural economies;
- Focus retail change in established centres whilst providing opportunities for provision throughout the hierarchy in a way which will assist in improving accessibility to services and facilities and help in achieving viable, self-supporting settlements and sustainable communities;
- Recognise the contribution of 'previously developed land' and utilises it as appropriate whilst recognising the County's largely rural context;

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

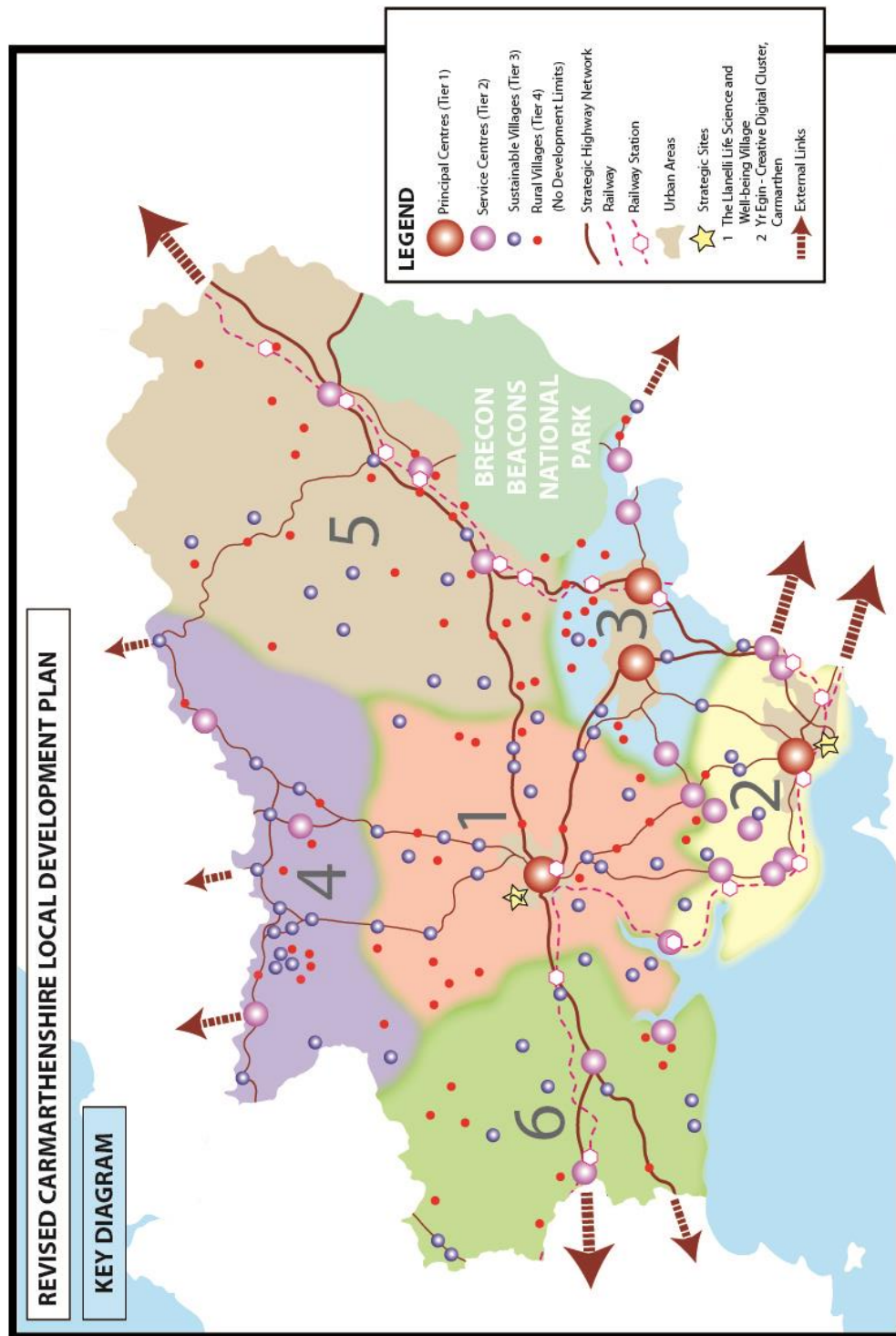


Figure 8

10. The Clusters

10.1 Figure 8 above sets out both the key diagram and identifies the subdivision of the Plan areas into identified clusters with each containing component settlements as defined within the settlement framework set out within Strategic Policy SP16. The clusters subdivided the Plan area into six geographical areas, each with a principle or service centre supporting or supported by a network of other settlements.

10.2 The defined clusters are as follows:

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

Carmarthen and its Rural Areas

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

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

10.5 The role of Carmarthen across the region and in relation to its hinterland is reflected through its identification as a 'regional growth area' within the Mid and South West Wales region as defined within the Draft NDF³¹.

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

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

Llanelli and the Southern Gwendraeth Area

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

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

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

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

³¹ National Development Framework 2020 – 2040: Consultation Draft

this respect 'Moving Rural Carmarthenshire Forward'³² identifies Kidwelly as one of the Ten identified rural towns referenced in Chapter 3. This reflects not only the role of the settlement but the diversity that characterises the cluster area.

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

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

Amman and Upper Gwendraeth

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

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

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

respect Moving Rural Carmarthenshire Forward³³ identifies Cwmamman (consisting of the settlements of Glanamau and Garnant) and Cross Hands as two of the Ten identified 'rural towns' referenced in Chapter 3. This reflects not only the role of the settlements but the diversity that characterises the cluster area.

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

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

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

Teifi Valley

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

10.20 Newcastle Emlyn performs an important service centre role for the area (particularly in terms of education, employment and localised retail) as opposed to being a focus for new

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

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

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

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

Upper Tywi Valley

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

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

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

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

10.26 Whilst many of the settlements within this cluster looks to Carmarthen or Ammanford / Cross Hands as the major centres for larger retail and employment offers, the role and function of Llandeilo and Llandovery within 'Moving Rural Carmarthenshire Forward'³⁵ as two of the Ten identified 'rural towns' referenced in Chapter 3 reflects their contribution in providing services, homes and jobs in serving the wider community and cluster area.

Western Carmarthenshire

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

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

10.29 Its relationship to Pembrokeshire and its attractive coastline has seen a strong tourism offer develop with settlements, with Laugharne and Pendine making an important contribution to the overall sense of place and to the visitor economy. In terms of tourism, the offer in this character area (coastal based) is generally distinct from activity based

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

tourism in the rural north of the County and those larger scale attractions in the Llanelli and the Southern Gwendraeth Area.

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

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

11 Policies

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

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

11.2 It is recognised that there will be some overlap between the respective themes and their policies and as such they should be read in conjunction with one another. Each strategic policy is accompanied by an explanatory text.

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

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

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

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

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

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

Strategic Policy – SP 1: Strategic Growth

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

- a) **10,160 new homes to meet the identified housing requirement of 8,835.**
- b) **A minimum of 77.93ha of allocated employment land.**

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

11.7 This Revised LDP puts at its heart the creation of a balanced and cohesive County. It recognises that to deliver this the County's role as a strong and economic driver for growth both locally and regionally, places Carmarthenshire at the centre of a prosperous and sustainable Wales. The Plan's strategy for growth is formulated on the basis of sustainable development principles and in accordance with the goals and aspirations of the Well-being of Future Generations Act.

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

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

- The Swansea Bay City Deal;
- Transformations – Carmarthenshire Regeneration Plan; and
- Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2033.
- Moving Rural Carmarthenshire Forward 2019

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

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

11.12 This approach requires the development of a balanced set of population and household projections that develop on the Welsh Government 2014-based projections but applies the ambitions of Carmarthenshire for its communities. This is to ensure there is a sufficient supply of homes to support the delivery of our economic ambitions and the needs of our communities.

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

11.14 This Strategy will seek to distribute growth through a sustainable settlement hierarchy derived from the preferred spatial option. It recognises the diversity across the County and its rich environmental, biodiversity, natural and built landscape credentials. In delivering this strategy, it also recognises the role Carmarthenshire's rural areas as well as its urban areas contribute in delivering its vision for 'One Carmarthenshire'.

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

SG1: Regeneration and Mixed Use Sites

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

Site Ref.	Location and Proposed Uses
PrC1/MU1	West Carmarthen, Carmarthen Mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.
PrC1/MU2	Pibwrlwyd, Carmarthen

	Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gar and residential (an allowance is made for 245 new homes).
PrC2/MU1	Former Old Castle Works, Llanelli Mix of uses focused on the visitor economy, heritage and leisure. The site is not considered appropriate for residential development.
PrC2/MU2	Trostre Gateway, Llanelli Mix of uses reflecting its prominent location. Such uses include commercial and residential. An allowance is made for 35 new homes.
PrC3/MU1	Emlyn Brickworks, Penygroes Provides for the regeneration of a previously developed site. A key deliverability indicator is the Cross Hands Economic Link Road which is under construction. Provision is made for the delivery of community focused development along with 177 new homes.
SeC4/MU1	Burry Port Waterfront Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. The site is not considered appropriate for residential development.
SeC16/MU1	Beechwood, Llandeilo

	Includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate employment, commercial and retail. Site forms part of a larger area which has been identified as a C2 flood risk zone. Applications will need to satisfy all requirements in this respect.
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Table 3: Regeneration and Mixed Use

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

SG2: Reserve Sites

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

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

Site Ref:	Description
SG2/1	Former Morlais Colliery, Llangennech The site's potential strategic contribution incorporating employment and residential based proposals is within the context of Swansea Bay and Llanelli's position within the emerging National Development Framework.
SG2/2	Land adjacent to Silver Terrace, Burry Port The site offers potential for the provision of employment floor space with a live / work element.
SG2/3	Cross Hands Employment Zone A strategically positioned site adjacent to an established employment hub that can accommodate any future demand for large units in excess of 10,000 sqm. The site is close to the facilities within the Cross Hands and the strategic highway network.
SG2/4	Former Ennis Caravans, Cross Hands Located in the Principal Centre in Cross Hands, this previously developed site presents opportunities for future residential development. Its non-inclusion as an allocation reflects doubts over immediate delivery, however its potential contribution will be monitored and reviewed with its future contribution considered in line with this policy.
SG2/5	Nant y Caws Waste Management Site A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy from waste

	and also renewable energy, both of which could help to create a district energy scheme. Future opportunities could be set out through the development of a masterplan for the site.
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Table 4: Reserve Sites

Proposals for development on Reserve Sites, including as part of mixed use development must:

- i. be brought forward in line with an agreed masterplan, in accordance with the provisions of this Plan and cover the whole of the Reserve Site.**
- ii. the site does not lead to over provision which would jeopardise the delivery of allocated and deliverable sites.**

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

- PSD1: Sustainability and High Quality Design
- PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods

- PSD3: Green Infrastructure Network
- PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
- TRA1: Transport and Highways Infrastructural Improvements
- TRA2: Active Travel
- SP8: Infrastructure
- INF1: Planning Obligations

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

11.19 The need to identify an alternative range of reserve sites is necessary to ensure that the LDP strategy provides sufficient flexibility in the event that development on allocated and existing commitments stalls. Reference is also made to the emerging NDF and potential for a Strategic Development Plan (SDP).

11.20 The purpose of this Policy is to establish the principle of mixed use development (inc. housing) on these sites and stimulate the market to resolve issues and bring forward the sites when necessary.

SG3: Pembrey Peninsula

High quality proposals that contribute towards unlocking the potential of the Peninsula as a destination to stay, play, and work will be supported where they respect the area's role, function and sense of place.

Proposals should build upon established uses and features within this expansive coastal location in recognition of the area's natural and built historic qualities.

11.21 The Peninsula consists of some 1,780 hectares along the A484 and London to Fishguard Rail Line transportation corridor. It extends from the outskirts of the historic town of Kidwelly on the mouth of the Gwendraeth Fach to its north. The east is bordered by the A484, London to Fishguard Rail line and the Pinged flats. The south / south-east is bordered by the Millennium Coastal Park.

11.22 Whilst the Peninsula is well placed to attract an integrated and strategic package of regeneration and investment, it is also an ecologically sensitive area that is subject to a range of developmental considerations.

11.23 The sense of place is framed by a contrasting range of uses and features. These include Pembrey Country Park to the south, with the motor racing circuit and airport to the north.

11.24 The area continues to function as a key resource for residents, visitors and biodiversity alike. In this regard, development proposals that would unduly compromise the ongoing resource for our future generations would not be supported.

11.25 The Council will prepare Supplementary Planning Guidance to provide further elaboration upon the provisions of this policy and the future opportunities within the Peninsula.

Strategic Policy – SP 2: Retail and Town Centres

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

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

Mid Order Town Centres **Llanelli**
 Ammanford

Lower Order Town Centres **Burry Port**

Llandeilo

Llandovery

Newcastle Emlyn

St. Clears

Whitland

- a) Proposals in respect of Carmarthen Town Centre will be permitted where they accord with the provisions of Policy RTC1 (and the following where appropriate).
- b) The vitality, viability and attractiveness of our retail centres will be maintained and enhanced along with the range of their existing uses, including local markets. Proposals which widen the range of use and encourage convenient

and accessible shopping, service, public service and employment/business opportunities will be supported.

- c) Proposals for convenience stores of an appropriate scale will be permitted in the designated Mid and Lower Order Town Centres where they are located within or immediately adjoining the defined town centre boundary and are subject to:
 - 1) The submission of an impact assessment to demonstrate that the proposal would not have an adverse effect on the vitality and viability of the existing retail centre, and
 - 2) Evidence of a sequential test having been applied to the site selection.
- d) Proposals will be supported which, where applicable:
 - 1) Provide opportunities for independent retail and commercial sectors;
 - 2) Support and do not undermine the continued retail function of the mid order town centres;
 - 3) Promote and diversify the education, leisure, cultural facilities and the night-time economy;
 - 4) Provide for the creation of high quality public spaces and environmental improvements including the preservation and enhancement of the distinctive local character of the historic built and natural environment, and a commitment to high quality design;
 - 5) Improve places for pedestrians, cyclists and disabled including enhancing public transport, accessibility, car parking, signage and the street scene;

6) Protect, enhance and integrate with the green infrastructure network.

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

- 1) New non-food retail warehouse units (including garden centres, car showrooms and drive-thru coffee shops) and appropriate leisure facilities on designated retail parks where supported by:**
 - i. an impact assessment demonstrating that the proposal would not cause harm to established town centres;**
 - ii. evidence that a sequential approach has been undertaken indicating that there is no suitable available and sustainable sites in locations within or immediately adjoining defined town centres;**
 - iii. evidence of quantitative, qualitative and/or other relevant need for the development;**
 - iv. evidence of the site's accessibility to sustainable modes of transport.**
- 2) Specialist retail and trade centre proposals within employment sites;**
- 3) Proposals for small local convenience shopping facilities in rural and urban areas within the development limits where they are of a scale appropriate to that settlement. Rural retail proposals will be considered in accordance with policy RTC3.**

11.26 The policy seeks to recognise the general pattern of provision in a traditional hierarchy of centres ranging from the small localised provision through to the larger centres providing a greater choice over a wider product range. The larger centres also act as locations for related activities in the leisure and entertainment sphere including cinemas and restaurants etc. and for commercial office uses including solicitors, accountants and estate agents etc.

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

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

11.29 In defining a retail hierarchy, regard has been given to the respective roles and functions of the larger towns and small villages. In this respect it is acknowledged that whilst the range of shopping provision

throughout the hierarchy plays an essential role, the Principal Centres of Carmarthen, Llanelli and Ammanford, provide the focus of town centre based retail activity. However, it is also recognised that each of these centres perform different roles within the context of their communities and wider geographical functions. In this respect, Carmarthen town centre fulfils a sub-regional function whilst Ammanford and Llanelli town centres are more focused on serving its surrounding communities.

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

11.31 In characterising higher order retail and commercial centres, TAN4 identifies them as being accessible to a large number of people, and the scale and diverse range of uses present will reflect the needs of a population – this is normally greater than the local community. With such centres typically characterised by combinations of shops, offices, financial &

professional services, food and drink establishments, hotels, education facilities, entertainment and leisure, non-residential institutions as well as residential (TAN4 para. 4.2).

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

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

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

readily characterised as a higher order retail centre by the provisions above.

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

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

11.37 The smaller towns or market towns of, for example, Newcastle Emlyn, Llandeilo and St Clears with their smaller local catchments typically

meet local needs with some specialised provision. This is supplemented by often larger villages which may provide essential items required to meet day to day needs.

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

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

1. Protect and enhance the roles of the retail centres to ensure their continued attractiveness as town centres, shopping, commercial and leisure destinations and to protect local retail provision established in the county as well as the local businesses behind them. The challenge will be to maintain their competitiveness and market share whilst understanding the needs of each centre and their respective role and contribution in retail terms;

2. Locate and guide retail provision to sustainable locations which are accessible by public transport or active travel routes in order to minimise the need for travel;
3. In smaller lower order centres, ensure that local communities have reasonable access to a satisfactory range of high street facilities and services, particularly convenience goods (food and other essential day-to-day requirements); and,
4. In the larger villages, maintain the viability of the village shop and other local facilities.

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

11.41 Allowing for the variations in the hierarchy, retail will be expected to continue as the principal activity in all three sub-regional and mid order

centres. However, this is only one of the factors which contribute to their wellbeing. Retail policies cannot be divorced from the broader functions of the larger towns as centres for other services and facilities, including food and drink establishments (cafes, restaurants, public houses, etc.) and commercial leisure developments. This diversity of uses in town centres assists in promoting their continued viability and - particularly with regard to leisure and residential uses - contributes to the vitality of a successful evening economy and their role as living town centres.

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

11.43 The LDP policies also seek to ensure that retail, non-retail and leisure developments are located in the most appropriate locations. Generally, the most appropriate locations are within existing centres, which

are accessible by a range of means of transport, and can promote linked trips to other uses in the centre. Developers will be required to search thoroughly for sites within centres before considering less centrally located ones.

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

11.45 PPW Ed. 10 gives specific recognition for the role local and village shops and public houses play within communities and the potential impact of their loss. Consequently, reference should therefore be made to policy RTC3 below.

11.46 Proposals for retail activity within rural Carmarthenshire should be considered in accordance with policy RTC3.

11.47 Town Centres are not always capable of accommodating particular types of retailing such as bulky goods owing to the requirements for large sites and buildings and the implications for traffic generation and parking. As a consequence, such outlets have been permitted in out-of-centre locations in accordance with national guidance, either in the form of individual units or collectively on retail parks. In view of the increasing pressures for such outlets, the Revised LDP seeks to address the issue of

retail parks and defines the criteria to be applied to prospective developments. In this respect, the policies relating to retail parks promote the co-location of appropriate retail facilities and reducing the proliferation of separate retail destinations within the County. Such a strategy is more sustainable in transport terms, and will allow retail businesses to benefit from the collective attraction of co-location.

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

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

11.50 Regional Centres: (Retail Parks)

- Stephens Way and Parc Pensarn, Carmarthen;

- Parc Trostre and Parc Pemberton, Llanelli;
- Cross Hands Retail Park.
- Maes Yr Eithin Retail Park, Cross Hands

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

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

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

11.54 The applicant will be required to submit an impact assessment to demonstrate that the proposal would not cause harm to established town centres. The assessment should also take into consideration the cumulative effects of recently completed development and outstanding planning

permissions. The assessment should outline the type of retail offer proposed by the applicant and how this could impact upon competing retail provision which exists in the nearby town centres and whether it could result in the diversion of trade from the town centre.

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

RTC1: Carmarthen Town Centre

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

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

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

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

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

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

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

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

11.59 It also recognises the benefits of a diversity of uses in town centres. However, a high prevalence of non-retail provision, particularly within the **Primary Town Centre Retail Area**, can be to the detriment of the area resulting in a reduced retail offer and the creation of "dead frontages" removing the interest for passing shoppers and reducing footfall. The policy seeks to ensure that the retail frontage, retains the attractiveness of the current diversity of uses.

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

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

11.62 Areas defined as **Secondary Town Centre Retail Area** generally relate to those streets which are adjacent to, and/or link areas of **Primary Town Centre Retail Area**. In setting out the considerations in respect of non-retail proposals, the policy allows and encourages a diversity of uses in town centres beyond the **Primary Town Centre Retail Area**. The Revised LDP seeks to strike a balance between protecting the overall retail

character of the town centre and providing a diversity of uses. In so doing, it is recognised that its character and identity is augmented by the presence of independent traders operating from the more peripheral streets and in locations and that these can be susceptible to competition. It is however recognised that diversification enables other beneficial, economic uses to complement the retailing presence and to maintain the physical fabric and appearance of streets and buildings which may otherwise be susceptible to decline.

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

RTC2: Protection of Local Shops and Facilities

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

- a) Its loss would not be detrimental to the social and economic fabric of the community;**

- b) There is another shop or service of a similar compatible use available for customers within the settlement or within a convenient walking distance.**

In the absence of an alternative provision, proposals resulting in the loss of the local shop, or service will only be permitted where all reasonable attempts have been made to market the business for sale or let over a 12 month period and have failed.

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

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

11.66 It is acknowledged that the rural settlements are the most vulnerable to the loss of such facilities. Factors such as demand and the high value of

residential land in the rural areas, often results in pressure from property owners to change the use or redevelop such facilities for residential purposes, even where the business is thriving. The income from a shop or other activity may be less than can be gained from an alternative development. This policy seeks to moderate pressures for change by ensuring that unless there are reasonable alternative facilities, and if the shop or facility is viable at appropriate rent levels, then its loss will not be allowed.

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

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

11.69 Marketing of premises for the purposes of this policy can be defined as advertised within an appropriate industry publication or where

appropriate, through local estate agents over a reasonable period and for a reasonable price.

RTC3: Retail in Rural Areas

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

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

11.70 Proposals for new shops in rural areas which are ancillary to other uses can often provide an important contribution to the rural economy. Such provision, be they in the form of farm shops (that will help to meet the

¹ Manual for Streets: Paragraph 4.4

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

demand for fresh produce), craft shops and shops linked to petrol stations, not only service a local requirement but are also a source of employment.

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

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

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

11.74 Shops ancillary to other uses, such as farm shops that will help to meet the demand for fresh produce, craft shops and shops linked to petrol stations, can as identified play an important role in rural areas by providing new sources of jobs and services. However, in assessing such proposals the regard will be had to the potential impact on nearby retail and commercial centres and notably village shops². Consideration will be given

to the use of planning conditions to limit the range of goods sold or restrict the amount of floor space if this allows the development to proceed.

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

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

11.75 Socio-economic issues including poverty and deprivation facing both rural and urban parts of our County is recognised within this Plan's "One Carmarthenshire" vision. To this end, this Plan seeks to tackle these issues by maximising opportunities for everyone to maintain or increase their prosperity and sense of wellbeing.

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

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

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

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

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

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

In order to ensure the overall housing requirement of 8,835 homes for the plan period is met, provision is made for 10,160 new homes in accordance with the settlement framework in order to promote the creation and enhancement of sustainable communities.

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

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

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

³ Planning Policy Wales: Edition 10

11.79 It is an aim of the Plan to facilitate the delivery of the required number and range of quality new homes, which will meet the identified housing needs and promote cohesive communities that are attractive, safe, well connected, and provide accessibility to cultural and leisure facilities, community services and employment opportunities.

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

11.81 The LDP seeks to promote a sense of place through the promotion of cohesive communities that are attractive, safe, well connected, and offer a range of opportunities for accessing services noting the rural character of parts of the County.

11.82 The housing requirement figure for the County is based on the Population Growth (PG) – 10yr projection scenario highlighted within the 2019 Edge Analytics report⁴. This scenario projects a housing

⁴ Edge Analytics – Carmarthenshire Population and Household Forecast Addendum 2019

requirement which would support the economic ambitions of the County through supporting job creation, and seeks to play its part in re-addressing the imbalance of an ageing population within Carmarthenshire. The rationale for using this preferred growth option also considers the past build rates within the County over the previous 12 years, and allows an ambitious, yet sound basis on which to deliver the Council's overall strategic aims.

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

- Housing Allocations (5+ homes)
 - Land bank Commitments
 - Completed Dwellings
- Windfall Allowance
 - Small Site Component (less than 5 homes)
 - Windfall Component (5+ Homes)
- Flexibility (+15%)

Housing Allocations

11.84 The largest component of housing supply is sites allocated for residential development. Housing allocations will be identified within the specific housing policies, or included as part of mixed use allocations.

11.85 The specific policies will consider the developments which have been commenced or committed since the base date of the revised LDP, and they will be continually monitored through the work undertaken as part of the Joint Housing Land Availability (JHLA) Study and the Housing Trajectory Paper (Appendix 7).

Windfall

11.86 The windfall allowance is made up of the following factors:

1. Potential contributions of sites of less than five dwellings (small sites) within the defined settlements.
2. Windfall allowance through sites of five or more dwellings which have traditionally made an important contribution to housing delivery within Carmarthenshire.

11.87 Windfall developments will be considered on their individual merits and against the policies and proposals of this Plan. It is recognised that it is not always practicable or appropriate to allocate every site for development within the Principal Centres and Service Centres. Indeed within smaller settlements there will often be sites suitable for

development which are not identified as allocations – with their contribution to housing land supply identified through the windfall allowance.

HOM1: Housing Allocations

Land is allocated for residential development on the following sites.

Site Ref	Site Name	Total Units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
Cluster 1					
Carmarthen					
PrC1/h1	Former Health Authority Buildings, Penlan Road	8			
PrC1/h2	Springfield Road	29			
PrC1/h3	113 Priory Street	37			
PrC1/h4	Land off Parc y Delyn	35			
PrC1/h5	East of Devereaux Drive	10			
PrC1/h6	Dolgwili Road	26			
PrC1/h7	Penybont Farm, Llysonnen Road	9			
PrC1/h8	Llansteffan Road	50			
PrC1/h9	Mounthill	5			
PrC1/h10	Brynhyfryd	20			
PrC1/h11	Rhiw Babell extension	16			
PrC1/h12	Castell Pigyn Road, Abergwili	35			
PrC1/h13	Land south of Pant Glas, Bronwydd Road	13			
PrC1/h14	Bronwydd Road (south)	23			
PrC1/MU1	West Carmarthen	700			
PrC1/MU2	Pibwrlwyd	245			
Pontyates / Meinciau / Ponthenri					
SeC1/h1	Lime Grove	19			

SeC1/h2	Land to the rear of Brynderi	7			
SeC1/h3	Land adjoining Tabernacle Chapel	11			
SeC1/h4	Cae Canfas, Heol Llanelli	8			
SeC1/h5	Land at 8 Heol Llanelli	6			
Ferryside					
SeC1/h1	Caradog Court	12			
SeC1/h2	Land to the rear of Parc y Ffynnon	12			
Cynwyl Elfed					
SuV1/h1	Adjacent Fron Heulog	8			
SuV1/h2	Land adj. Lleine	13			
Llansteffan					
SuV3/h1	Land to the rear of Maesgriffith	19			
Bronwydd					
SuV4/h1	Land at Troed Rhiw farm	6			
Cwmffrwd					
SuV5/h1	Land at Maesglasnant	20			
Llangain					
SuV8/h1	South of Dol y Dderwen	36			
Idole / Pentrepoeth					
SuV9	No Allocation	0			
Peniel					
SuV10/h1	South of Pentre	10			
SuV10/h2	Aberdeuddwr / Pantyfedwen	38			

Alltwallis					
SuV11/h1	Land at Alltwallis School	12			
Llanpumsaint					
SuV12/h1	Adj. Gwyn Villa	20			
Rhydargaeau					
SuV14/h1	Cefn Farm	33			
Llanarthne					
SuV15/h1	Llanarthne School	10			
Capel Dewi					
SuV16/h1	Llwynddewi Road	8			
Nantagaredig					
SuV17/h1	Rear of former joinery, Station Road	30			
Pontargothi					
SuV18/h1	Land off A40, Pontargothi	15			
Llanddarog					
SuV19/h1	Land Opp. Village Hall	16			
SuV19/h2	Land adj. and the r/o Haulfan	10			
Porthyrhyd					
SuV20/h1	Land adjacent to Llwynhenry Farm	6			
Total for Cluster		1646			
Cluster 2					
Llanelli					
PrC2/h1	Beech Grove, Pwll	10			

PrC2/h2	Former Laboratory Pen y Fai Lane	10			
PrC2/h3	Parc y Strade, Llanelli West	94			
PrC2/h4	North Dock (inc former Pontrilas)	210			
PrC2/h5	The Avenue, Morfa	35			
PrC2/h6	107 Station Road	7			
PrC2/h7	13-15 Station Road	9			
PrC2/h8	2-4 Coleshill Terrace	9			
PrC2/h9	3-5 Goring Road	8			
PrC2/h10	Land adjacent The Dell, Furnace	13			
PrC2/h11	Brynmefys , Furnace	54			
PrC2/h12	Llys yr Hen Felin, Town Centre	27			
PrC2/h13	Land off Frondeg Terrace	29			
PrC2/h14	Rear of 22c,22d and 22e Llwynhendy Road	6			
PrC2/h15	Maesarddafen Road /Erw Las,Llwynhendy	94			
PrC2/h16	Ynys Las, Llwynhendy	45			
PrC2/h17	Adjacent 73 Parc Gitto, Llwynhendy	10			
PrC2/h18	Dylan, Trallwm	32			
PrC2/h19	Genwen, Bryn	260			
PrC2/h20	Harddfan, Bryn	6			
PrC2/h21	Maes Y Bryn, Bryn	34			
PrC2/h22	Cwm y Nant, Dafen	280			
PrC2/h23	Dafen East Gateway	150			
PrC2/SS1	Wellness and Life Science Village (strategic site), South Llanelli	240			
PrC2/MU2	Trostre Gateway (mixed use)	35			
Kidwelly					

SeC3/h1	Land adjacent to Brodawel	9			
SeC3/h2	Land off Priory Street	20			
SeC3/h3	Land to the rear of Park View Drive	24			
SeC3/h4	Land at Former Dinas Yard	80			
Burry Port					
SeC4/h1	Gwdig Farm	105			
SeC4/h2	Burry Port Harbourside	364			
SeC4/h3	Glanmor Terrace	32			
Pembrey					
Sec5/h1	Garreglwyd	14			
Sec5/h2	Cwrt Farm	100			
Hendy / Fforest					
SeC6/h1	Adjacent Clos Ty Gwyn	20			
SeC6/h2	Land between Clayton Road and East of Bronallt Road	39			
SeC6/h3	Coed y Bronallt	8			
SeC6/h4	Adjacent to Clos Benallt Fawr, Fforest	35			
SeC6/h5	Fforest Garage	17			
Llangennech					
SeC7/h1	Box Farm	7			
SeC7/h2	Aber Llchwyr	10			
SeC7/h3	Golwg Yr Afon	50			
SeC7/h4	Opposite Parc Morlais	35			
SeC7/h5	Maesydderwen	5			
Trimsaran / Carway					
SeC8/h1	Ffos Las	233			
SeC8/h2	Land to the rear of Cae Linda	50			

Mynyddygarreg					
SuV22/h1	Land opposite Parc y Garreg	30			
SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	8			
SuV22/h3	Land at Llangadog Road	12			
Five Roads / Horeb					
SuV23/h1	Clos y Parc	20			
SuV23/h2	Adjacent Little Croft	25			
Total for Cluster		3059			
Cluster 3					
Ammanford (inc Betws and Penybanc)					
PrC3/h1	Land at r/o No 16-20 & 24-30 Betws Road	8			
PrC3/h2	Former Petrol Station, Wind Street	6			
PrC3/h3	Land at Gwynfryn Fawr	28			
PrC3/h4	Tirychen Farm	150			
PrC3/h5	Yr Hen Felin, Pontamman Road	8			
PrC3/h6	Land Adjoining Maes Ifan, Maesquarre Road	18			
Capel Hendre					
PrC3/h7	Delfryn Estate	15			
Cefneithin					
PrC3/h8	Land off Heol y Parc	18			
Cross Hands					
PrC3/h9	Land adjacent to Maesvrhaf	9			

PrC3/h10	Land to the rear of Gwernllwyn	30			
PrC3/h11	Land east of Carmarthen Road	60			
PrC3/h12	Land adjoining A48 and Heol y Parc	8			
PrC3/h13	Land at Heol Cae Pownd	101			
Drefach (Tumble)					
PrC3/h14	Nantydderwen	33			
PrC3/h15	Land off Heol Caegwyn	6			
PrC3/h16	Uwch Gwendraeth	6			
PrC3/h17	Land part of Maesygwern, Heol Caegwyn	23			
Gorslas					
PrC3/h18	Land adjoining Brynlluan	29			
PrC3/h19	Land off Llys y Nant	9			
PrC3/h20	Land north of Maespiode	42			
PrC3/h21	Maespiode	8			
Penygroes					
PrC3/h22	Adj. Pant y Blodau	79			
PrC3/h23	Land at Waterloo Road	15			
PrC3/MU1	Emlyn Brickworks	177			
PrC3/h24	Land between 123 and 137 Waterloo Road	11			
PrC3/h25	Land off Gate Road	8			
Saron					
PrC3/h26	Land off Parc-y-Mynydd	15			

PrC3/h27	Land off Nant-y-Ci Road	18			
Tumble					
PrC3/h28	Land at Factory site between No. 22 & 28 Bethesda Road	30			
PrC3/h29	Central Garage	24			
PrC3/h30	Land off Gwendraeth Road	9			
Tycroes					
PrC3/h31	Land at Fforestfach	17			
PrC3/h32	Land south of Tycroes Road	62			
Brynamman					
SeC9/h1	Land at Ardwyn Road	6			
SeC9/h2	Heol Gelynen	8			
Glanamman / Garnant					
SeC10/h1	Garnant CP School, New School Road	9			
SeC10/h2	Land adj. No 13 Bishop Road	8			
SeC10/h3	Former Glanamman Primary School	7			
SeC10/h4	Former Glanamman Hospital	28			
Pontyberem / Bancffosfelen					
SeC11/h1	Land off Heol Llannon	55			
SeC11/h2	Land at Ffynnon Fach	19			
Llannon					
SuV25/h1	Land north of Clos Rebecca	47			

Llanedi					
SuV26/h1	Rear of 16 Y Garreg Llwyd	11			
Carmel					
SuV27/h1	Land adjacent to Tŷ Newydd	5			
Cwmgwili					
SuV28/h1	Adjacent to Coed y Cadno	18			
Ystradowen					
SuV30/h1	Land off Pant y Brwyn	5			
Total for Cluster		1306			
Cluster 4					
Newcastle Emlyn					
SeC12/h1	Trem y Ddol	17			
SeC12/h2	Heol Dewi	14			
SeC12/h3	Land to r/o Dolcoed	20			
Llanybydder					
SeC13/h1	Adj. Y Neuadd	10			
SeC13/h2	Heol y Dderi	30			
SeC13/h3	Troedybryn	23			
Pencader					
SeC14/h1	Blossom Garage	20			
SeC14/h2	Land adj Maescader	24			
SeC14/h3	Glanawmor	28			
Drefach/Felindre					
SuV31/h1	Parc Puw	12			
SuV31/h2	Parc Meirios	10			
Waungilwen					
SuV32/h1	Opposite Springfield	6			

Llangel					
SuV33/h1	Land opposite Brogeler	8			
Pentrecwrt					
SuV34/h1	Land adjoining Brynywawr	14			
Saron/Rhos					
SuV35/h1	Land adj. Arwynfa	35			
Llanllwni					
SuV36/h1	Cae Pensarn Helen	6			
SuV36/h2	Land at Bryndulais	10			
Cwmann					
SuV37/h1	R/O Post Office	20			
SuV37/h2	Land south of Cae Coedmor	20			
SuV37/h3	Land adjacent to Lleinau	10			
Capel Iwan					
SuV38/h1	Maes y Bryn	11			
SuV38/h2	Land adj Brynglas	5			
Llanfihangel ar arth					
SuV39/h1	Adj Yr Hendre	7			
Trelech					
SuV40/h1	Clos Y Cynin	8			
Pontyweli					
SuV41/h1	Adj Crug yr Wyn	19			
New Inn					

SuV43/h1	Blossom Inn	8			
Total for Cluster		402			
Cluster 5					
Llandovery					
SeC15/h1	Land to north of Dan y Crug	12			
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue (SR/081/006)	8			
Llandeilo					
SeC16/h1	Llandeilo Northern Quarter	27			
SeC16/h2	Thomas Terrace	5			
SeC16/h3	Land adjacent 28 Carmarthen Rd, Llandeilo (SR/080/003)	5			
Llangadog					
SeC17/h1	Land opp. Llangadog C.P School	16			
SeC17/h2	Land off Heol Pendref	8			
Talley					
SuV47/h1	Land adjoining Ffynnon Dawel	7			
Cwrt Henri					
SuV48/h1	Land adjacent to Glasfryn Court	16			
Cwmifor					

SuV51/h1	Opp. Village Hall	8			
Total for Cluster		112			
Cluster 6					
St Clears / Pwll Trap					
SeC18/h1	Adjacent to Britannia Terrace	60			
SeC18/h2	Former Butter Factory	45			
SeC18/h3	Land adjacent to Cefn Maes	50			
SeC18/h4	Land at Heol Llindelyn	6			
SeC18/h5	Land adjacent to Gwynfa, Station Road	8			
SeC18/h6	Land to the rear of Station Road	25			
SeC18/h7	Land adjacent to Gardde Fields	8			
SeC18/h8	Land at Cae Glas	5			
Whitland					
SeC19/h1	Land at Park View, Trevaughan	8			
SeC19/h2	Land at Whitland Creamery	48			
Laugharne					
SeC20/h1	Pludds Meadow	24			
SeC20/h2	Adj. Laugharne School	42			
SeC20/h3	Land off Clifton Street	6			
Glandy Cross					
SuV55/h1	Land to the r/o Maesglas	9			
SuV55/h2	Land to the north of Cross Inn P.H	6			

Efailwen					
SuV56/h1	Land to the r/o Talar Wen	6			
Meidrim					
SuV58/h1	Land adj. to Lon Dewi	10			
SuV58/h2	Land off Drefach Road	15			
Bancyfelin					
SuV59/h1	Maes y Llewod	17			
SuV59/h2	North of Maes y Llewod	19			
Llangynog					
SuV60/h1	Land at College Bach	6			
Pendine					
SuV61/h1	Land at Nieuport Farm	10			
Llanmiloe					
SuV63/h1	Land at Woodend	28			
Total for Cluster		461			
Overall Housing Allocation		6986			

Table 5: Housing Allocation Table

11.88 The housing land allocations identified through this policy and other provisions of this Plan seek to satisfy the housing land requirements for the County, with their distribution directing them to those settlements in a manner consistent with the overall strategy of the Plan and the principles of sustainability. The Plan however seeks to achieve this through a structured hierarchy and distribution of growth, in a manner which sees the majority of the housing land requirement focused on the sustainable centres of Carmarthen, Llanelli and Ammanford/Cross Hands. Further allocations are distributed across the remainder of the hierarchy.

11.89 Allocated sites capacities have been considered on a site by site basis and not through the application of a fixed standard. Sites within higher order settlements will undoubtedly have higher densities taking into account the type of developer that would bring the site forward, the site layouts of adjacent sites, its own site characteristics and site development factors. The same principles will be considered for more rural settlements which would have lower site densities in general.

11.90 Site numbers highlighted within the Policy HOM1 are intended to be indicative, and they will be subject to further consideration at application stage. Regard will also be had to the policies and provisions of this plan and other relevant design principles.

11.91 Proposals for the development of allocated housing sites submitted in applications for Full Planning or Reserved Matters permissions should be accompanied by a layout of the allocated site in its entirety to ensure the site is developed to its full potential. Reference should also be had to policy PSD2 in relation to masterplanning requirements.

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

HOM2: Housing within Development Limits

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

11.93 Sites capable of accommodating five or more dwellings feature as allocated housing sites in the Plan (refer to Policy HOM1). However, within the development limits of defined settlements there may be opportunities

for development on unallocated sites. Within the settlement hierarchy, land that has not been allocated is referred to as a windfall site in relation to housing development. Proposals should reflect the character of the area and be compatible with the provisions of the Plan.

HOM3: Homes in Rural Villages

In those settlements identified as rural villages under Policy SP16, proposals for 1 to 4 dwellings will be permitted for the following:

- **minor infill of a small gap between the existing built form; or,**
- **logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or**
- **conversion or the sub-division of large dwellings.**

Such proposals will be subject to other detailed planning considerations set out within LDP policies.

Reference made to the guidance on acceptable plots in the County's rural villages (see below).

Proposals which exceed the 20% cap above the number of existing homes in the settlement, as at the LDP base date will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes.

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

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

11.96 This part of the Plan's rural policy framework seeks to establish a flexible but controlled approach to the delivery of new homes within those settlements. The Plan considers the non-application of development limits, and utilise a criteria based assessment to define small scale housing opportunities in rural villages. This approach ensures that it would support the rural communities and to meet the need for new homes in rural parts of Carmarthenshire at a scale and at locations which maintain the essential character of the countryside.

11.97 In order to reflect the rural character and to prevent unacceptable and potentially detrimental levels of growth, a cap of 20% over and above

the number of existing homes, as of the base date of the Plan in the settlement will be allowed.

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

Guidance on Acceptable Plots

1. Infill sites within these rural villages will generally take precedence over other locations (typically these are sites with built development on either side);
2. Where appropriate, sites adjoining a rural village are also acceptable. Such sites will be required to adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to infill sites) will be required to demonstrate the following:

- there is an existing physical or visual feature which provides a boundary for the group - reducing pressure for unacceptable ribbon development or rural sprawl;
- where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group;

3. Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable;
4. Proposals which are located beyond clear physical features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.) will not be considered acceptable.

HOM4 - Homes in Non-Defined Rural Settlements

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

- a) **The site is a small gap capable of accommodating only a single residential unit between existing dwellings, or is an appropriate rounding off of the development pattern;**
- b) **The development is of a scale that is consistent with the character of the settlement;**

- c) **The proposal will not result in an intrusive development in the landscape, and will not introduce a fragmented development pattern, nor create unacceptable ribbon development contrary to the general development pattern of the settlement or group of dwellings;**
- d) **The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house and the number of bedrooms;**
- e) **That the occupancy of the dwelling is restricted both on first occupation and in perpetuity to those who have a need for an affordable dwelling.**

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

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

11.100 It is also noted that such provision needs to be delivered within the backdrop of a national agenda centred on sustainability with placemaking at its heart. In this respect reference is made to the provisions of PPW Ed.10 which requires that all residential development away from existing settlements or centres be strictly controlled. The policy therefore in reflecting the provisions of national policy restricts local affordable need

dwellings in rural areas to established hamlets or groups of dwellings. It also seeks to restrict the potential number of such dwelling to no more than 2 local affordable needs dwellings. This restriction applies to existing planning permissions where they remain valid post plan base date (1st April 2018).

11.101 Whilst the Revised LDP is supported by a robust evidence base it is acknowledged that details of housing need changes over time. Affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required. Proposals to meet speculative local need application will not be considered, rather they should relate to an identified need from individuals/families within the specific area.

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

11.103 Occupancy controls will be imposed to ensure that the benefits of affordability are preserved in perpetuity for subsequent occupiers. The definition for Non-defined rural settlements and Local Needs Housing is set out in the Glossary of Terms.

HOM5: Conversion or Subdivision of Existing Dwellings

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

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

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

11.105 Extensions should be subordinate to, and compatible with the size, type and character of the existing dwelling and not result in over development (reference should be made to policy PSD10: Extensions). Proposals will where appropriate be encouraged to incorporate the re-use of materials as part of any development.

HOM6: Specialist Housing

Proposals for new care home developments and extensions to established specialist housing facilities will be permitted within or directly related to the development limits of defined existing settlements (Policy SP16) where:

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

Proposals for specialist housing outside and not directly related to the defined development limits will only be permitted if it can be demonstrated that they are viable and sustainable and where:

- c) It is ancillary to an existing care home and not disproportionate to it in scale; or,**
- d) It represents the appropriate conversion of an existing property, which is suitable to the needs of the proposed occupants and accords with both criterion a) and b) above.**

11.106 The changing age profile with its continued projected move towards an ageing population over the plan period has the potential to result in an increased requirement in respect of Specialist Housing. Whilst certain requirements for assisted living or support needs will be addressed

through adaptation of existing homes or through existing facilities, the need for the Plan to provide for the consideration for new care homes is recognised. Consequently, this policy seeks to provide a framework for considering proposals to make appropriate allowances for the needs of those requiring care.

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

11.108 The inclusion of care homes within or adjacent to the development limits ensures that residents have opportunities to integrate into the community with the developments forming part of the urban or built form. Community facilities and services for the purpose of this policy are defined as GP surgeries and shops. The accessibility of such infrastructure and facilities represent an important element of residents' needs.

HOM7: Renovation of Derelict or Abandoned Dwellings

Proposals for the renovation of derelict or abandoned dwellings outside the Development Limits of a defined settlement (Policy SP16) will be permitted where:

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

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

11.109 The renovation of abandoned dwellings can make a small but important contribution to the needs of an area. The architectural value of a number of derelict or abandoned dwellings often reflects the traditional vernacular and should be recognised in the submission of such proposals.

Extensions, access requirements or other aspects associated with the proposal should be sympathetic to the character of the original building and the landscape. Proposals which seek to make a positive contribution to the landscape qualities of the area will be encouraged.

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

HOM8: Residential Caravans

Proposals for individual residential caravans will be permitted where:

- a. The caravan is required to temporarily house an essential worker, in agriculture, forestry or other appropriate employment undertaking who must live on the spot rather than in a nearby settlement; or,
- b. The caravan is temporarily required in conjunction with the construction of a single dwelling on a self-build plot, or during the construction of a replacement dwelling; and,
- c. The caravan or mobile home will be located close to other buildings where possible and will not cause significant access, parking, infrastructural or amenity problems; and,
- d. They will not have an unacceptable adverse impact on the Plan's wider landscape or nature conservation objectives.

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

HOM9: Ancillary Residential Development

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

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

Proposals for such accommodation should be physically attached and designed as an extension to the main dwelling with a linking internal doorway(s).

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

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

11.113 Any proposal should reflect its ancillary function and not include the full range of facilities associated with an independent dwelling nor should it be designed in a way that would make it capable of being converted or occupied as an independent dwelling. Proposals should be designed to reflect the occupant's identified essential needs, with basic provisions reflective of its ancillary purpose. In respect of a single occupant this would normally consist of one en-suite bedroom and a living area with small kitchenette.

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

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

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

Strategic Policy – SP 4: Affordable Homes Strategy

The Plan will maximise the delivery of affordable homes up to 2033 through the provision of a minimum of 1,500 affordable homes. This will support the development and enhancement of sustainable, balanced communities.

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

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

11.119 There are two main types of affordable housing as defined in TAN2:

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

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

11.120 In assessing the need for affordable dwellings, regard is given to the most up to date Carmarthenshire Local Housing Market Assessment (LHMA). The 2019 LHMA identifies a 76% / 24% split in the requirement of households requiring market housing and those households requiring affordable housing. For the benefit of the LHMA, the County has been split into 4 Affordable Housing Action Areas, and a significant proportion of the number of the households requiring affordable housing fall within the Llanelli Action Area (47%). The LHMA also identifies the type and size of the housing required throughout the County with a requirement of 1-bed housing need in Llanelli, while in general the County requires the development of 2-bed and 3-bed housing to meet the affordable need. In analysing this data, there is a strong correlation between the location of affordable housing need and the distribution of proposed housing growth set out within the LDP strategy and settlement framework (see policy SP16).

11.121 Whilst the LDP and planning system seeks to support the delivery of affordable homes, it is only one of few mechanisms used to

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

meet this need. This is reflected in the Council's Affordable Housing Delivery Plan 2016-2020 which sets out a five year vision for delivering affordable housing. The LDP's contribution to the target is set out in SP4 through:

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

11.122 Reference is also made to the Carmarthenshire Rural Needs Study 2019 which identifies a higher proportion of larger dwellings within the rural areas that contribute to higher house prices.⁶ The LDP looks to support the growth of more affordable units within the rural communities to promote development for first time buyers or those in low income households.

⁶ Carmarthenshire Rural Needs Study 2019

AHOM1: Provision of Affordable Homes

On-site Contributions

An on-site contribution towards affordable housing will be required on all market housing allocations and windfall sites of 10 or more homes to meet the affordable housing target set out in Policy SP4. The percentage target level for affordable housing is based on the scale of development:

- **sites comprising 10 – 19 homes will be required to provide an affordable housing contribution of 10 - 15%;**
- **sites comprising 20-50 homes will be required to provide an affordable housing contribution of 17 – 23%;**
- **sites of 51 homes or more will be required to provide an affordable housing contribution of 20 – 25%.**

The higher percentage in each range applies to sites in the Council's Community Network Area with the highest average household income; and the lower percentage to the Community Network Area with the lowest average household income.

Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above thresholds, the Council will seek an element of affordable housing based on applying the above target percentages to the aggregate number of dwellings.

Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.

Commuted Sums

A commuted sum towards affordable housing will be required from proposals comprising 1 – 9 dwellings. Commuted sum charges will be based on floor space (cost per sq.m).

Proposals for single dwellings categorised as 3-bed, 4-person dwellings or smaller, and less than 84 square metres will be exempt.

Only in exceptional circumstances, where the above requirements cannot be achieved due to their impacts upon a proposal's financial viability, a variation may be agreed on a case-by-case basis.

11.123 Policies AHOM1 and AHOM2 aim to assist the Council to meet its housing need and in particular to deliver the affordable housing need identified in Policy SP4.

11.124 The policy sets out the affordable housing contributions to be provided which varies according to the scale of the proposed development. The requirements of the policy reflect the findings of the Revised LDP's Viability Study and takes into consideration other factors such as the LHMA, past delivery rates and the need for flexibility to allow for variances between sites.

11.125 The Policy's requirements for on-site contributions apply to all proposed housing developments located within settlement boundaries with a capacity to deliver a net increase of 10 dwellings or more new homes. Those sites which fall outside of the settlement boundaries will be subject to the requirements of Policy AHOM2.

11.126 The policy's requirements for commuted sums apply to all proposed open market proposals resulting in a net increase of 1 – 9 new dwellings, with the exception on single dwellings which are categorised as 3-bed, 4-person homes and not exceeding 84 square metres in internal, habitable floor space.

11.127 The mix of dwelling sizes, types and tenure required to be provided on each site will vary according to the specific needs of the locality at the time of application. This will need to take into consideration the latest information on housing need from the LHMA, alongside any relevant local information such as the Council's waiting list and any recently delivered affordable housing units within the area.

AHOM2: Affordable Housing- Exceptions Sites

Proposals for 100% affordable housing development on sites immediately adjacent to the Development Limits of defined settlements (Tiers 1-3 in Policy SP16), will, in exceptional circumstances be permitted where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and where:

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

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

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

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

Strategic Policy – SP 5: Strategic Sites

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

The Life Science and Well-being Village, Llanelli (PrC2/SS1); and Yr Egin – Creative Digital Cluster, Carmarthen (PrC1/SS1)

Life Science and Well-being Village, Llanelli

11.131 The Life Science and Well-being Village will provide facilities and services which promote and improve well-being, integrate business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location, and deliver transformational social and economic benefits. Outline planning permission was issued in August 2019 under application reference S/36948.

11.132 The village will include an institute of life science providing space for research and development into new medical devices and healthcare technologies. The institute will also offer large office, laboratory and

clinical spaces for growing new regional companies as well as opportunities for business start-ups.

11.133 There will be a wellness hub which will include a leisure centre, outdoor sports facilities, recreation opportunities and well-being promotion activities. There will be assisted living, a care home and dedicated housing for people with cognitive impairment or in medical rehabilitation. An allowance has been made for 240 'C3 use class' units from this strategic site under LDP policy HOM1.

11.134 There will be a life science and well-being centre where a range of wellness services from health, public, private and third sectors will be available in one location. The centre will also include training opportunities which will be developed to meet skills shortages.⁹

11.135 This world leading development will be situated along the Llanelli coastline. It will be the largest ever regeneration project in South West Wales, and aims to improve the health and wellbeing of people across the region, creating up to 2,000 high quality, well paid jobs and boosting the economy by £467 million over 15 years. It will be interlinked and integrated within the natural landscape, set around a freshwater lake and located within walking distance of the Millennium Coastal Park.¹⁰

⁹ <https://www.swanseabaycitydeal.wales/projects/life-science-and-well-being-village/> /

¹⁰ <https://www.carmarthenshire.gov.wales/home/business/development-and-investment/delta-lakes/#.XX-L4uaou70>

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

11.137 In noting the strategic context, this project remains firmly rooted in the promotion of wellness at a local level.

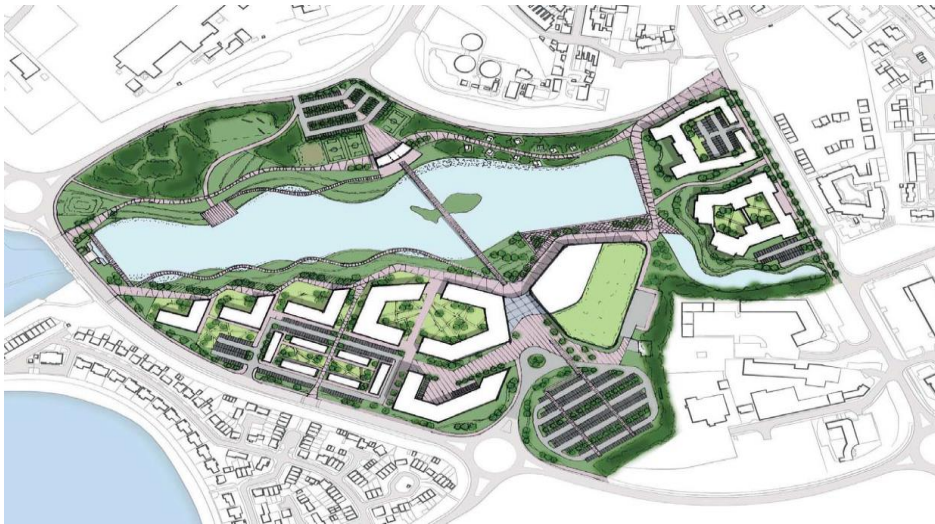


Figure 9: Carmarthenshire County Council – extract from indicative masterplan for the proposed wellness and life science village

Yr Egin – Creative Digital Cluster, Carmarthen

11.138 Yr Egin project provides a new digital and creative cluster in Carmarthen; provides start up and development space for creative digital companies, and promotes the Welsh Language.

11.139 The project will be the base for the Welsh language broadcaster S4C and will provide start up and development space for creative and digital companies.

11.140 By taking advantage of the new infrastructure proposals of the Internet Coast, Yr Egin will create major and positive change in the creative and digital economy of Wales.¹¹

11.141 The opportunities afforded by this project are many and varied. In spatial terms, it is envisaged that it will re-affirm the role of Carmarthen as a key hub on the gateway to West Wales and a focal point for those rural communities to the north.

¹¹ <https://www.swanseabaycitydeal.wales/projects/canol-fan-s4c-yr-egin/>



Figure 10: Carmarthenshire County Council – Yr Egin Site Masterplan

Strategic Policy – SP 6: Employment and the Economy

Sufficient land has been allocated for the provision of 77.93 hectares of employment provision for the Plan period in accordance with the Plan's Settlement Framework (Policy SP16) and sustainability principles.

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

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

11.142 The future development of employment sites, and indeed the future economic development of the County should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.3 billion for Swansea, Carmarthenshire, Neath Port Talbot and Pembrokeshire councils. It is anticipated that the Deal will transform the economic landscape of the area, boost the local economy by £1.8billion, and generate almost 10,000 new jobs over the next 15 years.

11.143 The Deal will see three specific projects for Carmarthenshire – two of which are related to physical developments. These are the Wellness and Life Science Village at Delta Lakes, Llanelli and a creative industry project at Yr Egin in Carmarthen. The third project relates to a skills and talent initiative which is centred within Carmarthenshire, and supports skills development within the region.

11.144 The Council has undertaken evidence gathering to provide an understanding of the future employment need notably around the Welsh Government's nine priority sectors.¹² Further evidence has been prepared in conjunction with Pembrokeshire County Council to establish quantitative analysis of forecast demand for employment sites and supplemented by market and employer evidence in relation to market demand.

¹² Employment Sectoral Study (ESS) 2016

11.145 The sub-regional study seeks to achieve a balance between fulfilling the requirements of Technical Advice Note 23 on Economic Development (February 2014), whilst placing a strong emphasis on flexibility, realism of sector growth and ability to meet demand at a regional scale.

11.146 TAN 23 considers that 'land provision targets may be higher than anticipated demand, to allow for the chance to meet demand. The Practice Guidance to the TAN (August 2015) considers, that where justified, land provision targets maybe higher than anticipated demand, to allow for the chance that the assessments are too low and to ensure that no opportunities are missed. In acknowledging the importance of not solely relying on employment forecasts when identifying a portfolio of employment land, the study emphasises the demand and confidence of indigenous businesses to remain and grow, and a desire by stakeholders to preserve locational advantages and strategic assets for future growth.

11.147 In recognition of the above, the study has identified a portfolio of sites within the study area which are considered to offer strategic benefits and opportunity for growth and job creation.

Employment Hierarchy

11.148 Whilst the strategic focus is associated with the Swansea Bay City Deal and the potential generation of 'valued added' jobs, the LDP will provide a range of sites and opportunities for potential inward investment and relocations. This includes potential sites for larger employers as well as sites to accommodate smaller scale uses with the policy framework also providing scope for new and start-up businesses.

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

11.150 The emphasis on the Principal Centres not only reflects their sustainability credentials but also their historic legacy. It is also (particularly in relation to Llanelli) indicative of the relatively high unemployment rates and levels of deprivation and of a strong commitment to address the problems. The distribution of employment land is also well-aligned with the sustainable locations within the County which are accessible by public transport or active travel routes which minimise the need for travel.

11.151 The following table sets out the employment land provision contained within the policy.

	<u>A. LDP Allocation</u>
PC1 - Carmarthen	19.14
PC2 - Llanelli	15.77
PC3 – Ammanford/ Cross Hands	35.48
Service Centres	7.54
Sustainable Villages*	0
Rural Villages*	0
Total	77.93

Table 6: Employment Land Provision

*Note - Employment provision within these areas will be delivered through policy intervention

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

EME1: Employment- Safeguarding of Employment Sites

Sites identified for employment purposes through policy SP6 and existing employment sites will be safeguarded for such uses (B1, B2, B8 and those identified through relevant policy provisions).

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

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

11.153 This policy seeks to ensure that existing employment sites are protected from alternative uses. In order to maintain an adequate supply of employment land which provides for a range and choice of potential uses, this policy seeks to protect defined employment areas from competing uses which should be in better and potentially more appropriate locations.

11.154 In recognition of the pressures on employment areas from alternative uses (non-Class B), the policy accepts that some flexibility may

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

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

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

EME2 Employment – Extensions and Intensification

Proposals for extensions and/or intensification of existing employment enterprises will be permitted provided that:

- a) The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;**

- b) The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;**
- c) The development proposals are of an appropriate scale and form compatible with its location;**

Proposals for the expansion of existing rural enterprises will be supported subject to the above provisions and the policies and proposals of this Plan.

11.157 Proposals which seek to extend and/or intensify a use or activity will not be favourably considered if they are not compatible with surrounding uses, or likely to result in adverse amenity issues which would prejudice other redevelopment proposals.

11.158 Appropriate expansions of existing businesses can contribute significantly to the local economy, and the re-development of existing sites where it will improve the quality of employment floor space particularly in meeting modern employment needs, will be supported.

11.159 This policy makes provisions for, and supports the rural economy and the appropriate expansion of established rural enterprises.¹³

¹³ (TAN 6 Para 3.1.3)

Reference should also be made to PPW and TAN23 Economic Development.

EME3: Employment Proposals on Allocated Sites

Proposals for B1, B2 and B8 employment development will be permitted on the following allocated employment sites where they comply with the proposed use of the site:

LDP Ref	Site Name	Location	Use Class	Ha.
PrC1/E1	Cillefwr Industrial Estate	Carmarthen	B1, B2, B8	4.62
PrC1/MU1	West Carmarthen	Carmarthen	B1, B2, B8	4.53
PrC1/MU2	Pibwrlwyd	Carmarthen	B1, B2, B8	8.95
PrC1/SS1	Yr Egin	Carmarthen	B2	1.04
PrC2/E1	North Dock	Llanelli	B2	0.84
PrC2/E2	Dafen	Llanelli	B1, B2, B8	14.93
PrC3/E1	Cross Hands East	Ammanford / Cross Hands	B1, B2, B8	8.70
PrC3/E2	Cross Hands West Food Park	Ammanford / Cross Hands	B1,B2,B8	7.31
PrC3/E3	Cross Hands Business Park	Ammanford / Cross Hands	B1,B2,B8	4.73
PrC3/E4	Meadows Road, Cross Hands	Ammanford / Cross Hands	B1,B2,B8	1.09

PrC3/E5	Parc Menter, Cross Hands	Ammanford / Cross Hands	B1,B2,B8	0.09
PrC3/E6	Capel Hendre Industrial Estate	Ammanford / Cross Hands	B1,B2,B8	2.88
PrC3/E7	Parc Hendre, Capel Hendre ¹	Ammanford / Cross Hands	B1,B2,B8	9.86
PrC3/E8	Cilyrychen Industrial Estate	Cilyrychen	B1,B2,B8	0.82
SeC4/E1	Dyfatty	Burry Port	B1,B2,B8	3.28
SeC13/E1	Old Foundry	Llanybydder	B1,B8	0.40
SeC16/MU1 & SeC16/E1	Beechwood Industrial Estate	Llandeilo / Rhosmaen	B1,B2,B8	1.25
SeC16/E2	Former Market Hall	Llandeilo	B1	0.20
SeC18/E1	St Clears Business Park	St Clears	B1,B8	0.44
SeC19/E1	Whitland Industrial Estate	Whitland	B1,B8	0.49
SeC19/E2	Land South of Former Creamery	Whitland	B1,B2,B8	1.48
			Total	77.93

Table 7: Employment Proposals on Allocated Sites

Note:

Sites which offer the potential to accommodate In-Building Waste Management Facilities. A notional total figure of 20-30 ha of land is potentially available on these sites. Added to this figure are the potential capacity available at Nantycaws Waste Management Site, as well as possible land that may become available on existing employment, waste and other non-allocated sites during the Plan period.

11.160 The total figure in the above table includes notional figures for B use employment on Mixed Use sites (Policy SG1) and Strategic sites (Policy SP5).

11.161 Where appropriate other employment and ancillary uses will be permitted on allocated employment sites where the proposed development complements and enhances the site's role as identified in the Employment Site Allocation table.

11.162 Policy EME3 also enables the provision of complementary ancillary employment uses that fall outside the B use classes where this improves site viability and enables new site development. Ancillary uses that might be complementary include day nurseries, training centres, waste recycling and vehicle repairs. Retail uses will be considered against the LDP's retail policies.

EME4: Employment Proposals on Non-Allocated Sites

Proposals for employment development on non-allocated sites, but within the development limits of a defined settlement will be permitted where:

- a) it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal;**

- b) the development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;**
- c) The development is compatible with its location and with neighbouring uses.**

Employment proposals outside the development limits of a defined settlement (Policy SP16) will be permitted where:

- d) The proposal is directly related to a settlement or hamlet; or**
- e) The proposal is supported by a business case which demonstrates that its location is justified; and**
- f) The proposal is appropriate in scale and nature to its location;**

11.163 It is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy EME4 therefore supports the economy by enabling, in both urban and rural areas, the provision of economic opportunities on non-allocated sites.

11.164 Within the development limits of a defined settlements, the policy requires proposals to demonstrate their locational requirement through a sequential approach to site selection. In the first instance, they must look to proposed and existing allocations to cater for employment need. Only then should non-allocated sites be considered.

11.165 For proposals outside the development limits of a defined settlement, they must show that they are directly related to a settlement or

hamlet, or supported by a business case which justifies its location. The Plan recognises that small-scale enterprises have a vital role to play in the rural economy, and contribute to both local and national competitiveness and prosperity. Many commercial and light manufacturing activities can be appropriately located in rural areas without causing unacceptable disturbance or other adverse effects. In this respect, the development of small businesses would address any local need for employment accommodation.

11.166 Reference is made to policies RD3 Farm Diversification, RD4 Conversion and Re-use of Rural Buildings for Non Residential Use and EME5 Home Working for further opportunities for employment undertakings outside development limits.

EME5: Home Working

Proposals for home working (where planning permission is required) will be permitted where it can be demonstrated that it would be compatible with adjacent land uses, and that it would not result in any adverse impacts on local amenity and/or the character of the area.

11.167 The policy relates to small businesses operating from home providing for considerations resulting from the increasing trend for home working (for now and the future).

11.168 This Plan recognises that such businesses can play an important role in developing and supporting a diverse economy across the Plan area. It is recognised that many small businesses are started by individuals working from their own homes, and that such instances are likely to increase as technological innovations increase. In considering home working within the context of planning, it is recognised that it does not necessarily require planning permission. For instance, planning permission will not normally be required where the use for business purposes proposed for part of the house does not result in a change to the overall character of the property and its use as a dwelling.

11.169 Generally the requirement for planning permission results where the business activity ceases to be ancillary to its use as a dwelling or where the residential character of the property is altered. Where such businesses are of a scale and intensity where planning permission will be required, the Council will have regard to the implications of the proposal on surrounding properties and on the likely access and parking arrangements emanating from the nature of the proposal.

11.170 PPW encourages the growth of self-employment and micro businesses in rural areas. The policy seeks to adopt a supportive approach to home working and proposals where a planning permission is required (including change of use).

11.171 In considering proposals for rural enterprises regard should be had to the provisions of national policy in the form of PPW and TAN6 and Policy EME4.

Strategic Policy – SP 7: 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.

11.172 The Welsh language and culture play an important role in the social, cultural and economic life of Carmarthenshire's residents and visitors. The proportion of Welsh speakers in Carmarthenshire is significantly higher than the Welsh national average and as such is a significant part of the social fabric of the County's communities, providing a strong sense of place and identity.

11.173 Carmarthenshire in its entirety is considered to be an area of linguistic sensitivity. The 2011 Census indicates that 19.0% of the Welsh population are able to speak Welsh, whilst the correlating figure for Carmarthenshire stands at 43.9%. In terms of the geographical breakdown of the proportion of speakers across the County, this is lowest in the Glanymor electoral ward where 19.2% speak Welsh, and highest in Quarter Bach where 68.7% speak Welsh. The proportion of Welsh

speakers is higher than the national average across each ward in the County, and it is largely for this reason Carmarthenshire in its entirety is considered to be linguistically sensitive. Additionally, the most recent Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language's vulnerability in Carmarthenshire.

11.174 The Plan seeks to 'promote the Welsh language and culture'¹⁵ and is committed to contributing to the Welsh Government's long-term aim of achieving 1 million Welsh speakers by 2050¹⁶. To deliver on this aim, the Council will support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain both the rural and urban communities in the County and by implementing an effective monitoring framework. In doing so, the Plan seeks to ensure that the local population have the opportunity to remain in Carmarthenshire rather than leave in search of work opportunities and housing, as well as the opportunity to return. Through aiming for sustainable growth, the Plan will also maximise opportunities for non-Welsh speakers who move to the County to be integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture.

¹⁵ Carmarthenshire's Wellbeing Objectives 2018-18

¹⁶ Cymraeg 2050 A Million Welsh Speakers, Welsh Government (2017)

11.175 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.

11.176 Specific policies provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of the communities. Furthermore, the Revised LDP will seek to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of the community.

11.177 The Plan also seeks to safeguard, promote and enhance the Welsh language in Carmarthenshire through other relevant policy objectives, namely through the provision of housing and affordable housing, promoting a vibrant economy and employment opportunities and the provision and retention of community facilities, amongst others.

WL1: Welsh Language and New Developments

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

Allocated Sites

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 10 or more homes in the Principal Centres and Service Centres;**
- b) Residential developments of 5 or more homes in the Sustainable Villages; and,**
- c) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more.**

Windfall Sites

The following proposals on windfall sites will be required to submit a Welsh Language Impact Assessment in support of a planning application as well as a Language Action Plan setting out the measures to be taken to safeguard, promote and enhance the Welsh language:

- d) Developments of 10 or more homes in the Principal Centres and Service Centres;**
- e) Developments of 5 or more homes in the Sustainable Villages; and,**
- f) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more.**

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

Residential developments for 10 or more homes on both allocated and windfall sites will be required to positively contribute towards the vitality and viability of Welsh language community groups and Welsh language learning opportunities.

11.178 The Welsh Language Action Plan sets out the measures to be taken to safeguard, promote and enhance the Welsh language. The the Welsh Language Action Plan should also outline how the development proposes to make a positive contribution towards the community's Welsh language groups. This could, amongst others, include providing support and funding towards organisations and bodies that provide activities, facilities and education for Welsh speakers and learners, and support and funding towards Welsh language classes. Welsh Language Impact Assessments (WLIA) will be required to outline the anticipated impacts of the proposed development upon the Welsh language in the County. Guidance on how to produce a WLIA are contained within the Welsh Language Supplementary Planning Guidance.¹⁷

11.179 Whilst support for projects can be provided through financial contributions, they may also be provided through other means. Planning

permission will be subject to conditions or legal agreements to secure the implementation of the mitigation and enhancement measures proposed within the Action Plan. Further guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance.

11.180 The LDP's housing trajectory is outlined in Appendix 7 of the Plan. The impacts of the scale, location and rate of development have been assessed in accordance with the agreed trajectory. Proposals for developments which do not accord with the timescales of the trajectory are consequently not fully assessed. Such proposals will therefore be required to be supported by a phasing plan outlining the number of dwellings to be delivered within each financial year. In such cases, planning permission may be subject to a condition to secure the agreed phasing of delivery where considered necessary.

11.181 For the avoidance of doubt, it should be noted that criterion a, b, d and e noted above should be informed by the LDP's settlement hierarchy as outlined by Policy SP16. The Plan's Strategy provides for organic growth on a small scale within the Rural Villages. It is considered that incremental development on this scale can make a positive contribution towards the sustainable growth of the Welsh language in rural

¹⁷ Carmarthenshire County Council (2014) Welsh Language

communities, and any negative impacts are likely to be absorbed by the community. Development of any greater scale is unlikely to be compatible with the Plan's Strategy, and their impacts are therefore unassessed and unknown. In the event that such proposals are presented for consideration, they will need to be accompanied by a full assessment of their likely effects upon the Welsh language.

11.182 The SA/SEA of the LDP is required to assess the likely effects of the LDP upon the Welsh language. This is done iteratively at key stages throughout the Plan's production. The likely anticipated effects are presented in the SA/SEA reports, and further information is available within the LDP's evidence base.

11.183 The LDP provides further guidance on the provision of bilingual advertisements in Policy PSD9 – Advertisements. In order to promote the cultural identity and to safeguard the local linguistic character of Carmarthenshire, the Council will encourage bilingual marketing of new housing and commercial developments as well as encourage Welsh street and development names.

Strategic Policy – SP 8: Infrastructure

Development will be directed to sustainable locations where the infrastructure, services and facilities considered necessary to deliver and support the development proposal are available, or can be provided.

Development proposals will need to demonstrate that there is sufficient capacity in the existing infrastructure to deliver and support the proposed development. Where this cannot be achieved, proposals will need to demonstrate that suitable arrangements are in place to provide the infrastructure capacity considered necessary to deliver and support the development.

Where new or improved infrastructure is required which does not form part of an infrastructure provider's improvement programme it may be permitted. In such instances it will be required to satisfactorily demonstrate that adequate arrangements and funding are made available to deliver the required infrastructure.

The delivery of new or improved infrastructure, or other facilities or services to support the requirements of the site, must be undertaken in a timely manner to meet the needs of communities prior to, or from the commencement of, the relevant phases.

11.184 The provision of appropriate infrastructure, services and facilities is vital to ensure the delivery of the Plan's policies and proposals. Appropriate infrastructure is key to facilitate development but is also a

necessity to support the ongoing needs and demands of a development and Carmarthenshire's communities.

11.185 A range of infrastructure may be required, and these will vary greatly according to the nature or type, scale, location and existing infrastructure provision. In considering the needs of development proposals the following infrastructure, services and facilities may be required:

- Roads and other transport facilities including sustainable transport, public transport, walking and cycling routes
- Schools and other educational and training facilities
- Affordable Housing
- Health
- Public open spaces and green infrastructure
- Flood defences
- Leisure, sporting and recreation
- Utility services
- Biodiversity and environmental protection and enhancement
- Community facilities
- Digital Infrastructure
- Welsh language support
- Other facilities and services considered necessary

11.186 The Plan seeks to ensure that the infrastructure, services and facilities needed to support development is delivered in a timely manner prior to, or upon commencement, of the development, or where appropriate phased through the development process. The Plan encourages the delivery of infrastructure is undertaken in a coordinated manner with minimal disruption caused to existing communities.

11.187 Contributions to infrastructure will be secured through conditions or Planning Obligations in accordance with the legislative and policy framework provided.¹⁸ Reference should be made to Policy INF1: Planning Obligations.

11.188 Developers should have regard to Appendix 9: Housing Trajectory and to the emerging implementation and delivery evidence which provides additional information in respect of the delivery and infrastructural requirements of the LDP's key sites. Regard should also be to the requirements of Policy PSD2: Masterplanning. Developers are encouraged to enter into early dialogue with the Council in order to identify the infrastructure required to deliver and support a proposed scheme.

¹⁸ Community Infrastructure Levy Regulations 2010 (as amended); Planning Policy Wales; Welsh Office Circular 13/97 Planning Obligations

INF1: Planning Obligations

Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Contributions will be required to deliver or fund improvements to infrastructure, community facilities and other services and facilities to address requirements or impacts arising from new developments.

Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision.

In instances where there is a dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council's costs of securing an independent financial viability appraisal / assessment.

11.189 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the financial viability of the scheme, the applicant will be required to meet the costs of securing an independent

viability appraisal, completed by a suitably qualified and approved third party.

11.190 The planning obligations required will be considered on a case by case basis subject to the nature of the proposal and the requirements emerging from it. There may be instances where all required obligations cannot be secured due to their impact upon the scheme's financial viability. In such cases, the infrastructural priorities for that site will need to be identified. Whilst the priorities can vary according to the specific needs of each site and their communities it should be noted that the requirements of Policy NE4 Development within the Caeau Mynydd Mawr SPG Area will be prioritised above other contributions in respect of sites within the SPG Area. In all other instances, it is generally considered that the priority for the Authority will be the provision of affordable housing and in most cases its provision will be prioritised above other contributions.

INF2: Healthy Communities

Proposals for development which provide for active travel, accessible useable green spaces and infrastructure, and which seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health

¹⁹ Planning Policy Wales: Edition 10 (paragraph 3.24)

and providing accessible health care facilities will be supported.

Proposals for development specified within the supporting text below will be required to submit a Health Impact Assessment in accordance with the sequential approach.

11.191 The links between health and well-being and planning are reflected in legislation and national planning policy. In this respect PPW seeks to provide a framework for the delivery of a series of National Sustainable Placemaking Outcomes. This holistic approach to the planning and design of development and spaces reflects a focus on positive outcomes promoting people's prosperity, health, happiness, and wellbeing. The promotion of physical and mental health and well-being as a Facilitate Accessible and Healthy Environments Outcome reflects these links between health, well-being and planning and the need to reflect any potential effects that may arise from the planning process.

11.192 Health Impact Assessment (HIA) can make a valuable contribution when proposing or making decisions on new development. Evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being¹⁹. The Public Health (Wales) Act 2017 sets out provisions for

making improvements to health including for the Welsh Ministers to publish a national strategy on tackling obesity and to make regulations about the carrying out of health impact assessments by public bodies.

11.193 HIAs assess the impact of any change or amendment to a policy, service, plan, procedure or programme on the health of the population and on the distribution of those effects within the population, particularly within vulnerable groups. Undertaking a HIA produces information on how negative impacts on health can be reduced and positive health gains can be encouraged. Such evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being.

11.194 It is important that proposals take into account a wide range of health and well-being related factors as part of the formulation and preparation of any scheme or development. It is important that these are considered from the outset. Consequently, developers are encouraged to engage with the local planning authority and other stakeholders, such as the Local Health Board (LHB) as early as possible in preparing development proposals. A HIA should be provided to accompany any application for opencast coal working.

²⁰ Health Impact Assessments A Practical Guide - Wales HIA Support Unit

Healthy Communities: HIA Sequential Checklist

11.195 To assist in the promotion of physical and mental health and well-being, the following sequential approach should be considered by developers followed to determine the requirement for, and potential scope and content of a HIA. This requirement applies to major developments are defined in planning legislation as:

- Residential developments of 10 or more dwellings or 0.5 hectares or more;
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- Development carried out on a site having an area of 1 hectare or more

11.196 The following sequential approach in considering the need to a HIA reflects the guidance set out within Health Impact Assessments a Practical Guide²⁰.

- STEP 1: Screening – Deciding whether to undertake a HIA
Screening takes an initial look at the potential impacts of the proposal on the local population and any specific vulnerable groups defined within it. It should highlight any potential health

risks or benefits and any groups that may be particularly affected. The outcome of screening is a decision whether or not to undertake HIA and, if so, to determine what type of HIA will be required. It should also provide an explanation of how the decision was reached.

- STEP 2: Scoping – Determining the focus, methods and work plan. This stage involves asking a number of questions and making a number of decisions to establish the terms of reference, roles and responsibilities and agreed plan for the HIA.
- STEP 3: Appraisal of Evidence – Identifying the health impacts. This is the key stage of health impact assessment. The purpose is to gather information about the potential nature, size, likelihood and distribution of the proposal's health impacts. It also provides an opportunity to suggest possible ways of maximising the health benefits and minimising the risks, particularly to those whose health may be most vulnerable or the most disadvantaged population groups. It also provides an opportunity to identify and suggest actions that might address 'gaps' in the proposal or plan.

Although HIA is not in itself a research method, it draws upon a range of sources of information and methods for collecting and

analysing data, to which appropriate methodological rules and procedures will apply.

- STEP 4: Reporting and Recommendations - Once the evidence and data has been collected, a set of recommendations should be developed, informed by the previous stages of the HIA. These recommendations should aim to maximize any potential health and well-being benefits and mitigate potential negative impacts. They can be an opportunity to 'fill in' any identified gaps within the proposal and readdress any health (or other) inequalities that may be caused.

Recommendations need to be:

- Clear and concise
- Realistic
- Achievable
- Manageable in number
- Impartial
- Reflective of all evidence and representatives' views
- Agreed by consensus

Reference should be made to guidance in the form of SPG.

Not all the health and well-being related issues will be relevant to all types of developments and the Council recognises the need for a balanced approach to the determination of development proposals where health related matters are one of many other material considerations. Developers will be expected to utilise the sequential approach specified above to identify what is relevant and ensure it is included in the supporting documentation accompanying any proposal as appropriate.

INF3: Broadband and Telecommunications

The Council will work with the telecommunications industry and the communications regulator Ofcom to maximise access to reliable super-fast broadband, wireless hotspots and improved mobile availability for all residents and businesses, assisting them (where appropriate) in delivering their investment plans to address any infrastructure deficiencies.

New major developments must be served by a high speed and reliable broadband connection to the premises.

Smaller developments should provide access to the most viable high-speed connection as well as additional ducting for future Fibre to the Premises (FTTP) or other provision.

Exceptions will be made where applicants have shown through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable. In such cases, an equivalent developer contribution towards off-site works may be sought which could enable greater future access.

11.197 The policy seeks to reflect the demands of a modern Wales for reliable fast and high capacity communication networks. In this respect it supports the Welsh Government's objective to offer fast and reliable broadband to every property in Wales and to support the deployment of mobile infrastructure across the country²¹. It seeks to reflect the context of broadband infrastructure as an essential service and one which can help support and develop the local economy as well as vibrant and inclusive communities.

11.198 In applying the policy, it should be noted that BT Openreach and other providers offer superfast broadband connection for all new developments, either free of charge, or as part of a co-funded partnership including community funded partnerships. FTTP shall be provided free of charge to housing developments with one hundred or more dwellings. Developments smaller than this may have to provide contributions to

²¹ Planning Policy Wales: Edition 10 – Paragraph 5.2.2

ensure FTTP connection, or shall be provided copper connections for free.

11.199 In supporting the delivery of full fibre, BT Openreach have set UK wide targets, and provide guidance and support to developers in building full FTTP networks to new residential or mixed residential/commercial sites.

11.200 The policy also recognises that in a small proportion of cases, broadband will not be able to be provided to new developments due to their very rural location. The policy therefore includes the potential to provide a sum of money to contribute towards an alternative solution. However, wherever possible the solution should include the development making necessary provision for on-site infrastructure to facilitate the improvements.

11.201 The provision of high-speed and reliable broadband within rural areas will assist in supporting the delivery of the Plan's strategy through providing additional opportunities to boost the rural economy and economic diversification.

INF4: Llanelli Waste Water Treatment Surface Water Disposal

Proposals that drain to Llanelli Waste Water Treatment Works and are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 will be subject to a requirement to remove a quantifiable amount of surface water from the combined sewer system as set out within the Burry Inlet Supplementary Planning Guidance.

11.202 Within the Llanelli Waste Water Treatment Works (WWTW) catchment, there are concerns that the connection of foul flows generated by new development introduces the risk of deterioration in the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This is due to the fact that the majority of the sewer system in the Llanelli WWTW area is combined (surface and foul flows).

11.203 Whilst Dŵr Cymru Welsh Water (DCWW) have confirmed that there is sufficient capacity within Llanelli WWTW to deliver this Plan's identified growth, they have also requested that relevant developments within the Llanelli WWTW catchment be subject to a requirement to undertake compensatory surface water removal from the system as part of the granting of planning permission.

11.204 There is concern that introducing additional foul flow can lead to overloading to the WWTW, as well as an increasing the frequency of discharges from storm sewerage overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues.

11.205 The Burry Inlet SPG has been prepared to provide specific guidance in relation to the consideration of relevant development proposals located within the Llanelli WWTW catchment. Whilst Llanelli (Principal Centre) and Burry Port (Service Centre) are identified as a focus for growth in this Plan, they are also subject to high level environmental considerations, not least the water quality of the (CBEEMS). Reference can also be made to LDP policy CCH3: Water Quality and Protection of Water Resources.

11.206 The Burry Inlet SPG has been built on consensus and seeks to provide certainty for stakeholders and developers alike. Its primary function is to assist in the delivery of growth as set out within this Plan. It provides a mechanism for the requirement for compensatory surface water removal to be undertaken by relevant developments. This is designed to allow development to contribute towards an overall betterment in the position, whilst alleviating concerns that proposals will be subject to objections by key stakeholders – notably DCWW and Natural Resources Wales.

11.207 There is a long established partnership approach with regards to this matter, including a Memorandum of Understanding.

11.208 The SPG also provides clarification on instances where Carmarthenshire County Council is the applicant and seeks to utilise surplus betterment it has previously accrued on the surface water removal register.

Strategic Policy – SP 9: Gypsy and Traveller Provision

The following Local Authority sites are allocated to meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller Households:

Site Ref:	Location	Type of Need
PrC2/GT1	Land at Penyfan, Trostre, Llanelli	Residential
PrC/GT2	Penybryn (extension), Bynea, Llanelli	Residential

Table 8: Gypsy and Traveller Provision

11.209 To consider the future Gypsy and Traveller provision within Carmarthenshire, the County Council has undertaken and published a Gypsy Traveller Accommodation Needs Assessment (GTAA) which identifies the current unmet need for Gypsy and Traveller pitches within the County. The Assessment considered the methodology set out by Welsh Government Guidance and outlines two types of the assessment of need; the first considers the first 5 years of the GTAA period; and the second considers the full 15 year GTAA period.

11.210 Based on this assessment, Carmarthenshire's estimated provision for the first 5 years is for 29 additional pitches. A large proportion of this need has arisen from households living in bricks and mortar, and new household growth from within these households. The make-up of this need is located within Llanelli, where a large number of these households had previously lived on the public site at Penybryn.

11.211 An estimate has also been made for newly arising Gypsy and Traveller households in years 6-15 of the GTAA. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The GTAA estimates a need for a 10 further pitches in years 6-15, totalling a requirement of 39 pitches through to 2031.

11.212 The GTAA also looked at the accommodation needs for Travelling Showpeople within Carmarthenshire. This element of the assessment identified 8 authorised or tolerated pitches and 1 unauthorised pitch for Travelling Show people within the county. In considering the future projection, the assessment identifies a requirement of 5 additional pitches in the first five years of the assessment.

11.213 In accordance with the Housing (Wales) Act 2014, the Council must undertake a new GTAA every five years. In order to ensure the Plan is informed in terms of Gypsy and Traveller need for the Plan period through to 2033, the Council is undertaking a revised GTAA.

The outcomes of this Assessment will be utilised to inform the preparation of this Plan as it becomes available.

11.214 The requirement and take-up of pitches will also be closely monitored as part of the monitoring framework of this plan and reported through the Annual Monitoring Report arrangements.

GTP1: Gypsy and Traveller Accommodation

1. Proposals for new Gypsy and Traveller sites, or extensions to existing authorised sites within the development limits of a defined settlement will be permitted where:

- a) The necessary range of facilities and services, including existing community, social, and educational provisions, and public transport is accessible or can be readily provided;**
- b) The proposal will have no significant adverse impacts on the amenity of residents and adjoining land uses;**

- c) The site is capable of being serviced with water, electricity, sewage and waste disposal;**
- d) There is no adverse effect on its surroundings, landscape/townscape or the setting and integrity of the historic environment.**

2. New, or extensions to existing authorised sites outside the development limits of defined settlements will be permitted in accordance with the above, where it can be demonstrated that there are no suitable pitches available on existing authorised sites, within the development limits of a defined settlement (relating to where the need has been identified), or that there is no opportunity to appropriately extend those sites.

Proposals for a transit or touring site will be considered where they have good connections to the Strategic Road Network.

11.215 The policy provides the framework and context for the consideration and assessment of proposals for new sites, and extensions to Gypsy and Traveller sites (and for Travelling Show People) reflecting the provisions defined within primary legislation²².

11.216 The design of any sites will be required to have regard to the provisions of the appropriate Welsh Government Design Guidance²³.

²² Housing (Wales) Act 2014

²³ Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites

11.217 This guidance will be a material consideration in the determination of any planning applications submitted. In relation to any site being developed by a public body, including the local authority, the provisions of Welsh Government Guidance: Designing Gypsy and Traveller Sites will apply.

11.218 Proposals must give consideration to vehicular access from the public highway; as well as provision for parking, turning and services on site; and road safety for occupants and visitors.

11.219 Landscaping and planting with appropriate trees and shrubs should be used to blend sites into their surroundings, give structure and privacy, and maintain visual amenity. Excessive hard landscaping, high walls, or fences should be avoided as these can lead to a site's isolation from the wider community.

11.220 Proposals will need to have regard to local infrastructure and demonstrate that the site is able to provide sufficient facilities and access to utilities. The scale of proposals should be proportionate to its surroundings and to the local community. Further guidance should be sought from Welsh Government's Designing Gypsy and Traveller Sites Guidance.

11.221 Applications will be expected to include evidence to demonstrate that the new site or the extension to an existing site is required at that location. Such information should include evidence demonstrating a lack of availability of suitable permanent or transit pitches on existing sites, or an opportunity to extend those sites to meet the required need.

11.222 The 2015 Gypsy and Traveller Accommodation Assessment (GTAA) assessed the need for transit sites or emergency stopping places for the Travelling Community who either travel permanently or for part of the year. The assessment sought to analyse records of unauthorised sites and encampments with data from the Traveller Caravan Count was also considered. Analysis of the recorded number of authorised and unauthorised caravans in Carmarthenshire decreased.

11.223 The Welsh Government introduced a new monitoring mechanism to track and identify illegal transit encampments. The AMR for 2018/19 identified a number of illegal encampments, but none were for transit purposes. Consequently the data does not indicate any clear pattern as yet which requires intervention through the identification of a transit site. Reference should be had to the monitoring framework of the plan.

11.224 In relation to the needs arising for Travelling Showpeople as indicated through the GTAA, there is at present no spatial correlation with that need which would enable the identification of a suitably located site. The plan seeks to provide the appropriate flexibility to meet that need through the provisions of the above policy and liaison with the community to identify any specific locational need.

Strategic Policy – SP 10: The Visitor Economy

Proposals for tourism and visitor economy related developments will be supported where they:

- a) exhibit high quality design and placemaking principles;**
- b) contribute to the protection and enhancement of the natural environment;**
- c) add value to our visitor economy; and,**
- d) are sustainably and appropriately located.**

11.225 Tourism is a key component of Carmarthenshire's economy. It is a major source of employment and revenue supporting over 6,176 full time equivalent jobs either directly or indirectly. It generates over £441m revenue to the County's economy annually.²⁴

11.226 The County is home to a wide range of attractions, including Ffos Las Racecourse, the National Botanic Gardens and Pembrey Country Park. Carmarthenshire is the "cycling hub of Wales", with the Cycling Strategy capturing the Council's aspirations to be a national lead in the provision of cycling infrastructure events and development.²⁵

11.227 Tourism is a dynamic industry with a wide demographic / customer base. Carmarthenshire is well poised to capitalise on the

²⁴ <https://www.carmarthenshire.gov.wales/home/business/tourism/statistics-and-trends/#.W59p--mQy70>

sector's potential given that it is a beautiful county located within a four hour drive of London and within easy reach of Ireland via sea. The ever changing demands and trends within the sector do however provide challenges in terms of drafting 15 year land use planning policies. The tourism offer within Carmarthenshire ranges from those natural features such as rights of way / walking to well-established renowned national attractions. The County's heritage and activity tourism potential is renowned, whilst its outstanding natural environment could appeal to the wellness tourism sector.

11.228 SP10 sets the framework for a policy approach within the Revised LDP that is sufficiently responsive and flexible to market demand up to 2033, whilst also seeking to protect the very communities, landscape and townscape that makes Carmarthenshire a fantastic place to visit and enjoy. Whilst the strategic policy provides the overarching context, specific policies provide detail. This includes clarifying any role that the settlement limits of defined settlements play in informing the determination of proposals.

11.229 In interpreting SP10, it should be noted that tourism related developments includes new, as well as extensions to existing facilities.

²⁵ <https://www.carmarthenshire.gov.wales/home/business/tourism/tourism-priorities/cycling/#.W59p3umQy70>

11.230 Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development.

Adding Value

11.231 Proposals can add value to the County's visitor economy by contributing to the creation of a diverse, high quality, all year round destination and accommodation offer. Economic benefits could range from an increase in visitor numbers and visitor days to job creation, contributing to a wider mix of accommodation and attraction types – as well as extending the tourism season beyond the summer months. There are opportunities for proponents to seek to align to and support those emerging corporate priorities, including the Council's cycling aspirations. It is accepted that added value will be commensurate with the scale and nature of the proposal. Proposals that contribute to the development of a wider network of attractions within the County, thus increasing the overall offer and stay/spend period, offer clear potential to yield added value.

Respecting the County's social, economic and environmental fabric

11.232 All parts of the County possess qualities that contribute to the overall sense of place. These include landscape, nature conservation, social fabric and built environment. These are assets which must be

protected for our future generations and cannot be unduly compromised by tourism related development.

11.233 There should also be an emphasis on high quality in all aspects of proposals, particularly design. In considering the acceptability of proposals, consideration will be given to location, siting, design and scale, access to the primary and core highway network and the impact of any resultant traffic generation. Furthermore, the extent to which the site is serviceable by public transport, walking and cycling are important considerations. The scale, size and type of any proposals will be appraised along with siting and impact. Proposals should reflect the character and appearance of the area with appropriate landscaping and screening utilised as required.

Sustainably located

11.234 In recognising market demand, tourism related development should be directed to sustainable locations. Reference is made to the Sustainable Transport Hierarchy for Planning²⁶. Regard should be had to the LDP spatial strategy in determining the appropriateness of any location. In this respect the scale and nature of the proposal will be important considerations, as will its siting, appropriateness and its spatial

²⁶ Planning Policy Wales: Edition 10 - Section 4

context. The specific policies provide further guidance on the implementation of this spatially driven approach.

11.235 Tourism related proposals should reflect the character of the area and the impacts on the vicinity of the site as part of a place making approach. A recognition of the sense of place within the vicinity of the proposal should be implicit within the context of the cluster based approach which groups the settlement framework. In spatial terms, this would indicate that those larger scale high trip generating tourism proposals lend themselves to being situated in the south of the County where the infrastructure is in place to support them.

11.236 In noting the established primarily coastal offer that characterises the south west of the County, due regard will need to be given to any landscape impact arising from any potential for an over intensification of uses.

11.237 The County's rural areas are well placed to accommodate proposals for high quality and sustainable proposals that are of an appropriate scale. Proposals should respect the County's assets whilst supporting vibrant rural communities.

11.238 Some tourism related developments, by their very nature, must be located in the countryside. It is important that these developments do not

have any significant negative impact on the landscape, natural environment or amenity. In terms of the detailed policies for the Revised LDP, the emphasis is on providing clarification on the 2 notable challenges and opportunities facing the visitor economy in Carmarthenshire which are attractions (somewhere to go) and accommodation (somewhere to stay).

VE1: Visitor Attractions and Facilities

1. Proposals for high quality visitor attractions and facilities, including appropriate extensions to existing facilities will be permitted where they are located within, or directly related to a defined settlement (Policy SP16).

2. All other proposals for high quality visitor attraction and facilities not considered under Point 1 above will be permitted, where they are demonstrably reliant on the specific attributes of the site / open countryside location. Proposals should demonstrate that the following sequential approach has been undertaken where the adaptation and re-use of an existing building has been considered in the first instance; then previously developed land; then a greenfield location.

All proposals should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance.

Where appropriate, proposals should be accessible by various modes of transport - especially sustainable modes of transport - such as walking, cycling and public transport.

11.239 This policy acknowledges the economic opportunities afforded by the tourism sector but also emphasises the importance of maintaining the social, economic and environmental integrity of the County. There should be no social, economic and environmental harm arising from the proposal and satisfactory levels of accessibility must be in place.

11.240 The provision of a range and choice of attractions and facilities can assist in unlocking the County's visitor economy potential. 'Rainy day' attractions offer particular potential to counter issues of seasonality, whilst job creation opportunities should also be maximised. Dual use facilities – i.e. attractions that are open to day trippers and the local community, offer potential wider benefits. Proposals that seek to align with a wider network of attractions within the County do provide potential to broaden the overall offer as well as increase the length of stay and amount of monetary spend in Carmarthenshire's visitor economy.

11.241 Proposals that are not located within or directly related to a settlement defined in Policy SP16 should demonstrate that the specific location is essential both in terms of the viability and feasibility of the development. The applicant will need to demonstrate why the specific location is essential and why the proposal is highly dependent on the

attributes of the site. This could be done by clarifying how the site / proposal is visually, functionally and spatially connected to a defined feature. This could include a natural, historic, or man-made features (e.g. an established facility).

11.242 Proposals that are not located within or directly related to a settlement defined in Policy SP16 should first look at re-using or extending existing buildings. Should there be no existing building to accommodate the new proposal, previously developed land should be considered, followed lastly by greenfield sites.

11.243 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. A statement can also provide an applicant with the opportunity to fully demonstrate the economic credentials of the proposal (as commensurate with size/scale etc).

Policy VE2: Permanent Holiday Accommodation

1. Proposals for high quality serviced holiday accommodation, including appropriate extensions to existing accommodation, will be permitted where they are located within, or directly related to a defined settlement (Policy SP16).

2. Proposals for serviced and self-catering accommodation that are located outside of the above locations will only be permitted where they consist of the re-use and adaptation (including conversion) of existing buildings. Proposals for the re-use and adaptation (including conversion) of existing buildings should comply with the following criteria:

- a) the form, bulk and general design of the proposal, including any extensions, respect the rural character and appearance of the building;**
- b) the original building is structurally sound and any rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, do not involve substantial reconstruction;**
- c) where applicable, the architectural character and traditional materials have been retained and the proposal does not result in the loss of the original structure's character, or that the construction of the building is of sufficient quality not to require substantive or wholesale refurbishment;**
- d) the proposal conforms with criteria a), b) and c) of Policy RD4.**

All proposals set out above should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance - as well as those uses already located in the vicinity of the site.

11.244 This policy acknowledges the benefits of a diverse accommodation offer in terms of providing a range and choice of places to stay. The potential contribution of high quality hotels and other serviced accommodation in augmenting and broadening the County's service sector economy is duly noted. This can offer a range of economic benefits, whilst also allowing the County to broaden its offer and appeal to wider demographic / customer bases, and secure an increased amount and duration of visitor spend.

11.245 This policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation.

11.246 Where planning permission is given for permanent holiday accommodation, the Council will consider the attachment of conditions restricting the use to holiday accommodation only. Seasonal occupancy conditions may also be used to prevent the permanent residential occupation of such accommodation.

11.247 Buildings that are of a substandard modern utilitarian construction (including materials such as single skin concrete block work, portal framed buildings clad in metal sheeting) or buildings of substandard quality and / or incongruous appearance will not generally be considered appropriate for conversion to holiday accommodation. Reference should

also be made to Policy RD4: Conversion and Re-use of Rural Buildings for Non Residential use.

11.248 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal.

11.249 Reference is made to Policy RD3: Farm Diversification which provides the policy framework for farm diversification projects that seek to positively contribute to, and strengthen the rural economy.

Policy VE3: Touring Caravan, Camping and Glamping Sites

Proposals for new sites, and for extensions, improvements or the intensification of existing sites, will be permitted where they reflect and respect the role and function and sense of place of the area, as well as the following:

- (a) they are of high quality in terms of design, layout and appearance, and will not have an unacceptable adverse effect upon the surrounding landscape and/or townscape;**
- (b) they will not result in an excessive area of hard standing, and the accommodation units can easily be removed from the site;**
- (c) they will not result in an over concentration of sites within the area;**

(d) they are suitably located in relation to the main highway network and adequate access can be provided without detriment to the natural and built environment;

(e) the accommodation is used for touring purposes only, with occupation limited to holiday use.

Proposals which include a need for ancillary structures should demonstrate that a sequential approach has been considered, commencing with the re-use of existing buildings, followed by the need to construct new buildings.

New buildings will only be permitted where they are appropriate in terms of their siting, need and scale.

11.250 This policy recognises that appropriate high quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.251 This policy provides for consideration of proposals for touring caravans, tents, glamping pods and units, trailer tents and motorcaravans / homes – i.e non-permanent visitor accommodation.

11.252 In responding to emerging trends within the sector, this policy also allows for the consideration of glamping accommodation units. These may not present as traditional tents and are also unlikely to fit into the

statutory definition of a caravan. Glamping accommodation can include tepees, pods, yurts, wigwams etc. For such a unit to be considered as non-permanent, it should have a limited physical anchoring / connection to the ground and should be transient and low impact. The unit should be easily removable from the site. The use of concrete bases is not considered appropriate, whilst any timber platforms or decking should be capable of being easily removed from the site. The unit should provide basic holiday accommodation only – e.g. sleeping, eating and seating.

11.253 The Council will consider the use of conditions – including restricting the use to holiday accommodation only, or to limit the operational period of the site. There is an expectation that the site can be restored its original state and that any accommodation units are removed from the site when it is closed.

11.254 Whilst the non-permanent nature of proposals considered under this policy mean that they are likely to have less of an impact on the landscape and environment than static units, they must still sit satisfactorily within the landscape and/or townscape. The Council will need to be satisfied that there is no adverse impact, particularly from a landscape capacity point of view. There should be an emphasis on well screened proposals where units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing. Due regard should be given to LDP policies

SP 11: Placemaking and Sustainable Places and PSD1: Sustainable and High Quality Design.

11.255 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme to allow for an appraisal of setting, site layout, and screening. It will also allow the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale etc).

Policy VE4: Static Caravan and Chalet Sites

1. Proposals for new Static Caravan and Chalet Sites will be permitted where:

- a) they are directly related to a defined settlement (Policy SP16), or, they are located or demonstrate a spatial and functional relationship with a relevant existing tourism facility or attraction;**
- b) they are of high quality in terms of design, layout and appearance, and will not have an unacceptable adverse effect upon the surrounding landscape and/or townscape;**
- c) they will not lead to a significant and unacceptable intensification in the provision of sites in the locality;**

d) they are suitably located in relation to the main highway network and adequate access can be provided.

2. Proposals for the enhancement and extension of existing sites will be permitted where:

e) it will increase the vitality, sustainability and environmental quality of the site;

f) it will not result in an unacceptable increase in the density of units and/or the overall scale of the site.

g) it will not have an unacceptable harm on the surrounding landscape and / or townscape;

h) it provides (where appropriate) for the significant improvement of the overall quality, appearance and setting of the site.

11.256 This policy recognises that appropriate high quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.257 The Council will consider the application of conditions – including restricting the use to holiday accommodation only and / or to limit the operational period of the site. It is likely to be on rare occasions that sites

will possess those features that would allow them to stay open in the winter months.

11.258 Where appropriate, the Council will require site operators to maintain an up to date register of the names of all owner/occupiers of the static units and their main home address in order to ensure that the holiday units do not become the owner/occupier's main place of residence.

11.259 The underpinning design principle for static visitor accommodation should be high quality – notably in terms of layout and appearance. Proposals should be sited in unobtrusive locations which are suitably screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape, seascape or townscape. Due regard should be given to LDP policies SP 11: Placemaking and Sustainable Places and PSD1: Sustainable and High Quality Design.

11.260 The demonstration of a spatial and functional relationship with a relevant existing tourism facility or attraction should be proportionate to the size and nature of the proposal. It is considered that proposals for static holiday accommodation that are of a sporadic and unrelated nature are highly unlikely to be able to demonstrate the required relationship.

11.261 Many existing static units are located in visually sensitive areas, particularly along Carmarthenshire's coastline. The policy seeks to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape / seascape. Such proposals should satisfy the policies and provisions of the Plan as a whole.

11.262 The policy seeks to reflect the Well-being of Future Generations Act 2015 in that it recognises the risks posed by flood risk and /or erosion emerging from coastal change. To this end, reference should be made to LDP policy NE7: Coastal Change Management Area in terms of the potential relocation of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s).

11.263 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme to allow for an appraisal of setting, site layout, and screening, as well as an improvement plan for extensions. Issues of landscape capacity are also noted. The statement should also allow the opportunity for the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale).

Strategic Policy – SP 11: Placemaking and Sustainable Places

In order to facilitate sustainable development, new development should acknowledge local distinctiveness and sense of place, and be designed to high standards that are adaptable to climate change.

In order to achieve this, all development should:

- a) **Contribute towards the creation of attractive, cohesive, safe places and public spaces, which enhance the health and well-being or quality of life of residents and communities, including safeguarding amenity, landscaping, the public realm and the provision of open space and recreation;**
- b) **The design, layout and orientation of proposed building(s), and the spaces between and around them, should create an attractive, legible, healthy, accessible and safe environment;**
- c) **Retain and enhance the network of green infrastructure including where appropriate including incorporating new opportunities to enhance biodiversity and ecological connectivity (including the incorporation of local features);**
- d) **Be adaptable to climate change and maximise opportunities for sustainable construction techniques, resource efficiency and contribute towards increase low carbon and renewable energy generation.**
- e) **Utilise materials and resources appropriate to the area within which it is located;**
- f) **Exhibit and demonstrate a clear understanding of the existing natural and built heritage, local character and sense of place;**
- g) **Contribute to, or create opportunities for Active Travel and access to public transport;**
- h) **Consider and where appropriate incorporate new, and/or enhance existing connections to essential social infrastructure and community facilities;**
- i) **Be accessible and integrated allowing permeability and ease of movement which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- j) **Have regard to the generation, treatment and disposal of waste;**
- k) **Manage water sustainably, including incorporating sustainable urban drainage systems (SuDS) into design of any development proposals.**

11.264 Planning Policy Wales sets out the land use planning policies of the Welsh Government (WG). Its central objective is to promote and provide a framework for sustainable development within Wales.

11.265 A key component of this national policy agenda, and the sustainable development objectives which underpin it, relates to the need to embrace placemaking as part of the plan making and decision making

process. National planning policy identifies Sustainable Places as the goal of the land use planning system in Wales. PPW states that; they are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being²⁷.

11.266 The WG is committed to promoting more sustainable forms of development, and their sustainable development scheme, One Wales: One Planet, (2009) sets out their approach to sustainable development. Through the planning system in Wales, good design can be used to play a major role in delivering sustainable forms of development with the Revised LDP committed to taking forward the sustainable placemaking agenda through its policies recognising the role new developments in potentially contributing to the making of places, and the areas qualities. The approach seeks to accord with the Well-being of Future Generations (Wales) Act 2015 promoting social inclusion, equality of opportunity and access for all as well as the health and well-being of our communities.

11.267 Achieving good design and creating an effective sense of place requires an understanding of the relationship between all elements of the

natural and built environment. Design is a fundamental component in creating sustainable development, which is itself at the forefront of the Well-being of Future Generations Act 2015.

11.268 The Act means that public bodies such as local authorities must work to ensure that developments should acknowledge and seek to improve the economic, social, environmental and cultural well-being of an area.

11.269 The policy integrates key elements of sustainable placemaking which contribute to the delivery of the Plan's Vision of creating prosperous, cohesive and sustainable communities. It also recognises the role that the County's unique environmental and historic and cultural qualities play in defining a healthy, safe and prosperous environment. The role of the Green Infrastructure and its network of multifunctional open spaces is an important component as is its provisions for health and well-being and enhanced opportunities for Active Travel and promotes improved.

11.270 There are environmental, social, as well as economic benefits to creating a well-designed development. Designing a high quality environment is an essential ingredient to achieving economic prosperity

²⁷ Planning Policy Wales: Edition 10 – Paragraph 2.2

as it will be more attractive to potential investors as well as being more appealing to customers, key workers and tourists. Similarly, better designed buildings and places for work will result in more productive employees. At the same time, well-designed neighbourhoods will create happier and healthier communities that will be more committed to the maintenance of their surroundings. The environmental benefits might include less pollution through the reduction in traffic, the protection or enhancement of biodiversity, and the conservation of the built heritage. All these benefits are central to achieving sustainable development and to the long term economic prosperity of an area.

11.271 This policy is intended to ensure that development proposals can achieve positive economic, social, environmental and cultural outcomes, and can minimise adverse ones. It will, along with the more detailed policies to be developed in the Deposit LDP, form the basis of all planning decisions, and indicators will be developed as part of the Plan's monitoring framework to show the effectiveness of the policies.

11.272 The Flood and Water Management Act 2010 (Schedule 3) establishes Sustainable Drainage Approval Body (SABs) and requires

new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

11.273 Whilst the SuDS consenting process forms part of a separate regulatory regime to planning, this Plan recognises the importance of the consideration of SuDS forming part of the design concept from the outset as part of a placemaking approach. In this regard, this Plan recognises that SuDS can be used effectively in both rural and urban areas to support new development and redevelopment, whilst reducing the risk of surface water flooding and creating opportunities for improved water quality, bio-diverse rich habitats and new community recreational spaces.

11.274 Developers are advised to contact with the Council's SAB at a timely stage in order to clarify and scope requirements.²⁸

²⁸ Carmarthenshire County Council Webpages – Sustainable Drainage Systems - <https://www.carmarthenshire.gov.wales/home/council-services/planning/sustainable-drainage-approval-body-sab/#.XZ2soOaou70>

PSD1: Sustainable and High Quality Design

Development proposals shall demonstrate effective delivery of site specific design and sustainability objectives. Development shall deliver quality design solutions which are appropriate to the specific site, local area and nature of development.

Proposals shall clearly demonstrate:

- a) A positive understanding of local characteristics through consideration of: the landscape; built environment; and historic and cultural context. This should fully inform the delivery of high-quality design protecting, enhancing, and responding to the identified characteristics, including the:
 - i. layout and landscape design scheme;
 - ii. form, scale, dimensions, materials and detailing of all built elements and surfaces.
- b) Where issues of ground instability can be satisfactorily overcome in an environmentally acceptable manner which minimises excavation and filling and utilises the existing site topography.
- c) High-quality design solutions which deliver solutions in relation to buildings and spaces and their inter-relationships, and delivers a effective, safe and inclusive site layout and efficient use of site area;
- d) That the development will not result in significant adverse impacts to the amenity of adjacent land uses, properties, residents or the community; and any potential adverse impacts have been avoided, minimised and mitigated.
- e) High-quality landscapes and built environments which:
 - iii. retain, protect and integrates the existing landscape, built environment, ecological and green infrastructure network
 - iv. enhances the visual amenity and character and creates an attractive public realm with a clear and legible sense of place.
 - v. minimises potential adverse visual impacts
- f) That the development delivers or contributes to:
 - vi. safe and efficient connections to existing access networks including active travel and public transport network;
 - vii. legible access routes and surfaces which promote effective accessibility for all and ease of movement into and through the site;
 - viii. provision of appropriate onsite standards including parking and servicing.
- g) That the development delivers sustainable and resilient measures for the treatment and disposal of surface and foul water; which are fully integrated into the site layout and maximise opportunities for the provision of additional

value through functions which deliver landscape, ecological and green infrastructure policy objectives

- h) That design solutions are deliverable for the lifetime of the proposed development.**
- i) It includes, where applicable, provision for the appropriate management and eradication of invasive species**

11.275 This plan and the policy seeks to ensure development proposals exhibit high quality and sustainable design principles which are reflective of the local context. High quality design sits at the heart of our ambitions for the creation of prosperous, cohesive and sustainable communities. An important part of this is putting in place a design-led regeneration approach which provides for high quality developments and designs in a way which recognises local distinctiveness, and the relationship between the existing built form and new developments.

11.276 The Plan seeks to reflect the provisions of national policy and the embedding of sustainable development within the plan recognising that new homes and developments should be provided in a way which is consistent with sustainability principles. Matters such as the layout, scale, form, massing, height, density, materials and specific detailing (including the colour pallet) are important components. However it is recognised

that these cannot be prescriptive and will vary across development and the Plan area.

11.277 Creating good design should not be limited solely to the physical appearance of buildings and specific structural details alone will not create a successful place. Rather, the potential mix of uses within a development and/or buildings, spaces (including important vistas and gaps) and the wider community relate to one another are of equal importance if the development is to deliver the sense of place desired.

11.278 This policy in conjunction with SP11: Placemaking and Sustainable Places, PSD3: Green Infrastructure Network and PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods together with other plan policies set an overarching framework for high design quality in development, conservation and enhancement proposals within the County.

11.279 The County's historic buildings, townscape and landscape should be treated as an asset and positively conserved and enhanced for the benefit of residents and visitors alike. Further guidance on the development and preservation of historic and cultural identities can be found within Strategic Policy SP14.

11.280 Proposals should reflect the need to protect the qualities of the area and the amenity of those who work in, live in and visit the area. The siting and nature of uses should be considered in the light of their potential to cause an unacceptable nuisance. Considerations of amenity can relate to all forms of development across the County. Consequently, the policy seeks to respect, and where appropriate, protect the amenity of existing residents.

11.281 The siting, layout and detailed design of development will often be critically important to the success of efforts to provide genuine alternatives to car travel. Good site locations and well-designed developments can increase the sites legibility and access to pedestrian, cycling and public transport routes thus reducing the amount of car traffic and speeds. This Plan, and other strategies ensure that new developments achieve social, economic and environmental sustainability, creating cohesive and socially inclusive places which reinforce local identity.

11.282 Poor quality design can not only undermine the character, qualities and appearance of an area, but can also impact on the amenity of existing residents and their quality of life. Design solutions should consider such impacts in relation to: visual impact, loss of light, overlooking/privacy, disturbance and the likely implications of traffic movements or operational considerations.

11.283 Proposals should also consider the quality of life of potential occupants of the development. The size of living spaces is also considered important in maintaining an appropriate living standard including providing for healthy and attractive environments to live. It should be noted that such considerations will apply to conversions where there is a potential for an over intensification of use giving rise to cramped living conditions.

11.284 Design and Access Statement (DAS) should, where appropriate, be submitted to accompany planning applications. The DAS should include the detail necessary to ensure the application and the design considerations of any development are fully expressed having regard to policy provisions and their context.

11.285 Proposals for developments of over 100 homes will be required to have regard to the provisions of Policy PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods. The policy will be further expanded upon by SPG including specific guidance on Placemaking and Design Principles. Green Infrastructure and its network of multifunctional open spaces will be an integral part of any effective design solution. Consequently proposals will be expected to have appropriate regard to Policy PSD3: Green Infrastructure Network.

11.286 Natural surveillance is an important consideration in ensuring safer places and more inclusive developments and communities.

11.287 The Plan recognises that unstable land can occur for a number of reasons, albeit they often fall within the following categories:

1. The effects of underground cavities – whether of natural origin or due to mining or civil engineering works;
2. Unstable slopes – these may be natural (e.g. eroding coastlines) or man-made (such as quarries, cuttings or embankments) or,
3. Ground compression – this may be of natural origin due to peat, alluvial, estuarine or marine soils; or due to human activities e.g. made ground, landfill or restored opencast mines; and ground subject to movement due to shrinking and swelling clays.

11.288 In those areas where land instability is known, development proposals must be accompanied by a scoping report, which will identify the nature of the (potential) instability. The report should be sufficiently detailed in order for the local authority and any other statutory agency to ascertain whether:

- a) there is no potential threat for a development to go ahead;
- b) instability problems cannot be overcome; or

c) measures could be implemented to overcome identified problems. A detailed stability report will be required to accompany the application which:

1. Is produced by a “competent person”, most appropriately a geotechnical specialist able to demonstrate relevant specialist experience in the assessment and evaluation of instability; and
2. Identifies the measures required to mitigate against the identified risk(s).

11.289 It is important that proposals are designed for the lifetime of the development. Proposals should identify maintenance responsibility, and the funding arrangements for maintenance for the lifetime of the proposed development.

PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods

For proposals where the development is for 50 homes or more, there will be a requirement to submit a comprehensive and integrated ‘masterplan’ for the entire site demonstrating a coherent and coordinated approach to creating neighbourhoods in accordance with placemaking and good design principles. Consideration should be given to the following guiding principles (where appropriate):

- a) A breakdown of densities across the site reflecting the physical characteristics of the site and the character and appearance of the surrounding community. Higher density developments will be expected to relate directly to public transport corridors and reflect the settlement's position within the settlement framework (Strategic Policy SP16);
- b) How they will contribute to the delivery of sustainable transport choices including active travel and accessibility to public transport;
- c) How the proposal integrates and links effectively into the surrounding community including links within and through the site for sustainable transport choices. Proposals should seek to establish good legibility and connectivity both within the site and linking to the wider area;
- d) The provision of facilities to meet the social and community needs of the development and where appropriate the wider community;
- e) Include responsive solutions reflecting the local context and the opportunities for sustainable construction techniques;
- f) Integration of the network of green infrastructure and connected open spaces in providing a cohesive and integrated environment for people, wildlife and open spaces for sports, recreation and play;
- g) Sympathetic integration of landscape form, biodiversity and built and historic features within and surrounding the site into the development. Proposals will be expected to look outwards beyond the site boundary

(and not just within the site) in delivering high quality sustainable neighbourhoods;

- h) A phasing plan for the delivery of the development along with timely provision of supporting infrastructure;
- i) Reflect the linguistic and cultural identity of the County and contribute towards safeguarding and promoting the Welsh language;
- j) Include innovative and creative solutions in relation to resource efficiency, low carbon development and renewable energy generation;
- k) Integrate site features arising from SUD's as part of the development and consider the additional value or functions which these may provide.

11.290 The policy sets out a masterplanning as a requirement for developments in delivering a holistic placemaking approach for all allocated and windfall sites of 50 or more homes. A masterplan for all sites allocated for 50 homes or more will need to be agreed prior to granting planning permission relating to these sites.

11.291 The policy recognises the benefits that can arise from effective masterplanning not only in terms of the quality of environment and sense of place it can create, but also as an opportunity to integrate all the relevant developmental considerations and requirements into a single expression of the proposals form.

11.292 Utilising this approach proposals will be able to express in a clear and coherent way how factors such as the new, or enhancement of existing, infrastructure can add value to existing and future residents, forming and guiding future provision. Such an approach will provide greater certainty and integrate opportunities for a connected living, legible streets, a sequence of open spaces and Green Infrastructure and developments that fit their surroundings.

11.293 Masterplanning proposals should consider and plan for the effective and integrated phasing of the development taking into account different tenure mixes and the suitable provision of facilities at appropriate stages in a site's development. This will ensure a development is comprehensively planned with cohesive and sustainable communities at their heart.

11.294 The masterplan should be considered at outline planning application stage with its parameters and content agreed, to which a future reserved matters applications should accord.

PSD3: Green Infrastructure Network

Development proposals will be required to integrate, protect and maintain existing GI assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network. Where the loss or damage of existing

green infrastructure is unavoidable, appropriate mitigation and compensation will be required.

All developments should seek to maximise as far as practicable, the amount of green infrastructure on the site, as well as the interconnectedness of green infrastructure within and around the site to the wider green infrastructure network. They should also take opportunities to achieve multi-functionality by bringing green infrastructure functions together.

All major developments will be required to submit a Green Infrastructure Assessment.

11.295 This policy aims to ensure that Carmarthenshire's green infrastructure assets are valued, protected, enhanced and managed through a green infrastructure network. At the landscape scale green infrastructure assets can comprise entire ecosystems such as wetlands, woodlands, heathlands and waterways. At a local scale, it might comprise of parks, fields, footpaths, Public Rights of Way, cycle ways, common land, open access land, canals, allotments, cemeteries, landscaped areas and gardens. At smaller scales, individual urban interventions such as street trees, roadside verges, and green roofs can all contribute to green infrastructure networks.

11.296 Green Infrastructure Assessment will be required to demonstrate:

- a) the location, quality and condition of all existing GI assets and landscape and ecological elements and features on, and adjacent to the site, and those subject to:
 - i. potential impacts from the development, and details of how the impacts have been avoided and minimised through specific design and protection measures.
 - ii. unavoidable impacts from the development, and details of how the impacts have been mitigated, or compensated for within the proposed development layout and landscape design scheme;
- b) effective design solutions which maximise opportunities to: enhance the quality and extent of existing; and enable the creation of new GI assets and landscape and ecological elements and features, to enhance the connectivity and multi-functionality of the GI network

11.297 When appropriately planned, designed and managed, green infrastructure has the potential to deliver a wide range of benefits for people and wildlife. By considering the multiple functions that a GI asset can provide simultaneously, it can significantly reduce costs for individuals, businesses and public bodies, whilst enhancing the quality of life and health of residents, workers and visitors to Carmarthenshire.

11.298 These functions that green infrastructure can provide fit broadly under the following themes:

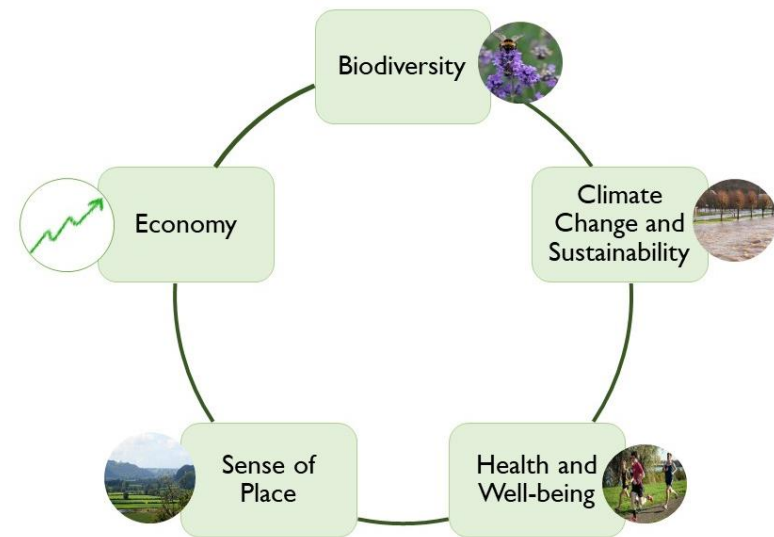


Figure 11: Green Infrastructure

Biodiversity: GI can improve connectivity between existing areas of nature, reducing habitat fragmentation and loss and increasing ecological resilience. Development proposals will conserve and enhance on-site biodiversity, and habitat networks within and adjacent to the site. This should include identifying ways to minimise or reverse the fragmentation of habitats, and to improve habitat connectivity through the promotion of wildlife corridors and identifying opportunities for land rehabilitation, landscape management and the creation of new or improved habitats.

Sense of place: Incorporating GI features into new development is an important component of the WG placemaking approach and can

contribute to the unique sense of place of an area or settlement.

Retaining existing features into proposals helps to create places that are distinct and can help to soften the impact of change by creating a sense of continuity that acknowledges local identity. Green infrastructure is integral to place-making and therefore must be part of the development design process from the outset, rather than being relegated to 'left over' land.

Climate Change: GI can play a vital part in efforts to combat, mitigate and adapt to climate change, and will play an increasingly important role in climate-proofing both urban and rural areas. Increasing the green cover of our towns and cities can provide a number of benefits towards tackling climate change. These include carbon sequestration and storage, heat amelioration and reduction of flood risk as well as mitigating climate change induced reductions in air and water quality. Development should as far as possible seek to maximise these benefits, with prioritisation of benefits to be considered in the following areas:

- Within flood zones as identified by Natural Resources Wales, the provision of capacity for water storage in the event of a flood
- Within the Principle Centres, the provision of relief from high temperatures through increased canopy cover and efficient use of surfaces to maximise the provision of green infrastructure including through green roofs and green walls.

- Within areas of poor average resident health, the provision of opportunities for physical activity.
- Within Air Quality Management Zones, the provision of removal of air pollutants through suitable tree and foliage planting.

Development proposals will also integrate naturalised SuDS into the design of green infrastructure, and should as far as possible, ensure that SuDS provision is multifunctional.

Health and Well-being: Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. Development should seek to maximise the benefits, and where appropriate public use, of green infrastructure, with emphasis on promoting healthier communities. Development proposals will meet local accessibility, quality and quantity standards for open space, and be designed to cater for the needs of the community. Development proposals will maintain and enhance the quality and connectivity of access networks, integrating active travel routes (linking workplaces, schools, community facilities and public transport hubs) and recreation routes into green infrastructure.

Economy: Protecting and investing in GI can support economic success and sustainable growth. GI can attract inward investment, making a local

area more attractive to businesses and visitors. It can also save developers money as GI assets have the potential to satisfy a number of requirements in a multifunctional solution e.g. open space and SuDS. To this end development should seek to identify and maximise the quality, use and multifunctionality of green infrastructure provision on site.

11.299 Consequently further guidance on Green Infrastructure as part of development will be prepared as SPG in support of the placemaking agenda and the creation of high quality and biodiverse living environments.

PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows

Proposals for development should retain and extend tree cover where important to the amenity, natural environment and the built form. Proposals should retain existing trees, woodland and hedgerows and, where loss is unavoidable provide appropriate replacement throughout the development.

Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site at a rate of two new trees for each tree lost. The planting of new, additional trees is also supported and encouraged as part of new developments.

Development proposals will not be permitted where they have an adverse impact on trees, woodlands and hedgerows which are:

- a) Protected by a Tree Preservation Order (TPO);**
- b) Ancient woodlands including individual ancient and veteran trees;**
- c) Important to the setting and character of a conservation area.**

Tree survey information should be submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures.

11.300 The policy recognises the important contribution trees, woodlands and hedgerows can have to the environment and to our communities. Trees and woodlands play an important role within the plan area and are intrinsic to the landscape and urban character whilst providing habitat and increasing climate change resilience.

11.301 Their contribution within the urban form is particularly recognised. They help to trap air pollutants, provide shading, absorb rainwater and filter noise. They also provide extensive areas of habitat for wildlife, especially mature trees. Carmarthenshire's Green infrastructure network reflects tier importance in the urban realm and within our towns and villages - in both public and private spaces, along linear routes and waterways, and in amenity areas.

11.302 We consider their retention and additional new planting to be an important part in creating a cohesive and healthy communities within a valued and biodiverse rural and landscape context. All planning applications should be accompanied by a tree survey where trees are present on site. This should include protection, mitigation and management measures. Appropriate management measures must be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

11.303 The policy reflects the links through quality placemaking and Green Infrastructure. Consequently further guidance on Trees and planting as part of new developments will be prepared as SPG in support of the placemaking agenda and the creation of high quality and biodiverse living environments.

11.304 New trees planted should be of a species native to, and of a maturity respective to the site to the Council's satisfaction.

PSD5: Development and the Circular Economy

Development proposals will be required to demonstrate, via the submission of a natural materials management plan, how the generation of waste has been minimised and any waste

generated managed in order to keep resources in use for as long as possible in:

- a. the layout and design of the development;**
- b. any demolition and construction phase;**
- c. respect of any opportunities for utilising waste for re-use and recycling;**
- d. respect of any opportunities for utilising residual waste as a source of fuel.**

11.305 A key element within PPW Ed10 is the move towards embracing a more circular economy in Wales. A circular economy is one which aims to keep materials, products and components in use for as long as possible. There are environmental, social and economic benefits of taking such an approach, most notably the increased value and productivity of materials, financial savings for the construction sector and the prevention of waste.

11.306 In order to facilitate the requirements of this policy, development proposals will need to be accompanied by a natural materials management plan. The Plan should identify all the natural materials on the site prior to the development, these may be existing buildings to be demolished or the natural ground to be disturbed. It should explain how the generation of waste from these materials will be minimised and that the design and layout has given full consideration to ensuring that a cut and fill balance is as close to neutral as possible.

11.307 Development proposals will be encouraged that incorporate design features and materials which enable flexibility and adaptability throughout the design life of a building and which will enable re-use of the materials upon deconstruction.

11.308 Where appropriate, the use of locally sourced, alternative or recycled materials will be encouraged, including the reuse and recycling of secondary aggregates, construction, demolition and excavation waste, incinerator bottom ash and other appropriate recycled materials.

11.309 Construction sites inevitably require a degree of cut and fill engineering operations. As part of site treatment, the cut and fill balance of materials excavated should be assessed so as to avoid the creation of waste which cannot be effectively re-used due to lack of suitable storage facilities. As part of the natural resources management plan developers should design proposals to achieve an earthwork balance which seeks to minimise cut and fill or which may provide for remediation of land elsewhere in the area.

11.310 The Planning Authority will encourage innovative approaches to recycling, particularly those which bring multiple benefits such as reducing energy costs and associated emissions. This may include the practice of on-site recycling on minerals sites and the recycling of

construction and demolition waste in conjunction with other suitable uses, such as within builder's merchant yards.

11.311 In circumstances where reuse or recycling of the waste is not possible, the applicant will need to provide evidence to show where the residual waste will be disposed. Options that will be encouraged include the potential for utilising the waste as a source of fuel, such as in high efficiency energy recovery from waste, possibly linked to district heating systems.

PSD6: Community Facilities

Proposals for new and improved community facilities, including health and education facilities will be supported where it accords with the following:

- a) It would be readily accessible to the local community it is intended to serve by public transport, walking and cycling;**
- b) It is within, or is directly related to a settlement identified in Policy SP16: Sustainable Distribution;**
- c) It would not unduly harm the amenities nearby residential properties;**
- d) It would not detract from the character and appearance of the area;**
- e) It will not lead to unacceptable parking or traffic problems;**

f) It is designed with appropriate flexibility and adaptability to accommodate additional community uses without compromising its primary intended use.

11.312 Providing a range of community facilities that are accessible to as many people as possible is fundamental in terms of securing sustainable communities. Such facilities are valuable not only in terms of the amenity they provide, but are also important in generating employment and attracting people to live within an area. Community facilities contribute significantly to the well-being, quality of life, enjoyment and inclusivity of settlements and communities within the County. In this regard, their potential loss should be carefully considered given consequential impacts in terms of sustainability and community identity. The protection and retention of community facilities should, wherever feasible, be considered and responsive approaches adopted to assist in their retention.

11.313 The above policy also recognises the potential for development where it occurs to place a strain on existing facilities. Consequently, the adequacy of existing facilities such as healthcare is an important consideration. As a result, the policy seeks to ensure that adequate facilities are provided to meet the future demands of local communities.

11.314 The policy seeks to encourage the potential for dual use of facilities, particularly where the additional activity would assist in broadening service delivery and enhancing viability and usage.

Establishing the viability of a facility, within the context of changing demographic characteristics, condition and maintenance and shifting patterns of demand may mean that some facilities no longer meet requirements. In such circumstances, alternative forms of provision and usage may be appropriate. Such a determination should be informed, where appropriate, by local evidence, the facility/service provider and the local community.

11.315 The promotion of accessibility to formal and informal recreation and leisure is an important consideration for the LDP. Sports fields, allotments, parks and wider natural based amenities such as waterways and woodlands provide opportunities for potential health benefits and add to a community's sense of place, as well as integrating green infrastructure into the urban form.

11.316 They also have potential to mitigate against the causes and effects of climate change, and can provide arenas for social interaction and community cohesion. Reference should be made to policy PSD7 in respect of Recreation and Open Space.

11.317 The relationship between the access to healthcare facilities and new development is recognised and reference should be had to Policy INF2: Healthy Communities.

11.318 The provision of community facilities will be supported where they accord with Strategic Policy SP16: Sustainable Distribution Settlement Framework. The siting of proposals for the provision of new educational and health facilities will be supported on sites within and immediately adjacent to the limits of defined settlements where they are in accordance with the strategy and policies of this LDP.

11.319 The Council may seek developer contributions through planning obligations to mitigate the impacts of particular developments, and to facilitate the delivery of the Plan policies and proposals.

PSD7: Protection of Open Space

Provision will be made to protect and wherever possible enhance accessibility to open space.

Proposals which result in the loss of existing open space will only be permitted where:

- a) It is demonstrated that there is provision of at least equivalent value available within the settlement, or 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.

11.320 Definitions of open space and a clarification of the County's accessibility standards are provided within the Carmarthenshire Open Space Assessment with additional information also provided in the Carmarthenshire Green Infrastructure Assessment. For the purposes of this Plan, open space is defined as areas including playing fields, equipped children's play areas, outdoor sports facilities, informal recreation and amenity or play space (i.e. natural green space, play space and public open space).

11.321 The identified open space provision in the County is mapped and assessed within the Carmarthenshire Open Space Assessment. It should however be noted that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community. Whilst these areas are not mapped as part of the LDP, they would nevertheless be afforded protection under this policy where considered appropriate.

11.322 Whilst the protection of existing open space is a key aspect of the above policy, it also provides a measure of flexibility. The consideration of changing demographic characteristics, the condition and vitality of

existing provision, and any shifting patterns in need may mean that existing open space is no longer meeting requirements. There may be a surplus of provision identified or there may be scope to improve the existing provision to meet the local community's needs through development. In such circumstances, the policy seeks to allow for the enhancement or alteration of provision within the settlement as and where appropriate.

11.323 Where proposals have the potential to materially and adversely impact upon existing provision, the applicant will need to demonstrate that alternative provision is available to achieve the accessibility standards. The Open Space Assessment should be referred to for this purpose; the amount, location and type of open space should all be factored into the identification of alternative provision of 'equivalent value'. With regards to the changing patterns in need and use, consideration should be given to consulting with the Sports Council for Wales, alongside the Council's Leisure and Parks Services, the relevant Town and Community Councils, as well as other service providers and organisations with responsibility for the provision and maintenance of open space in the locality. It should be noted that it will be the responsibility of the applicant to provide sufficient information to demonstrate a proposal's compliance with this policy.

11.324 These open spaces make an important contribution to the Green Infrastructure of the County by providing areas for recreation, reducing the impact of climate change, improving health and well-being and enhancing biodiversity and connectivity, amongst other benefits. Regard should be had to Policy PSD3: Green Infrastructure Network and the need to maximise the amount of green infrastructure within a site and to achieve multi-functionality by bringing green infrastructure functions together.

PSD8: Provision of New Open Space

All new residential developments of ten or more homes will be required to contribute towards open space in accordance with the Council's open space standards.

In the event that the standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then a commuted sum will be sought where appropriate.

11.325 The Carmarthenshire Open Space Assessment sets out the current provision of open space across the Plan area and the standards which the Council and developers should aim to deliver. This policy provides the means to achieve these standards which take into consideration the quantity, function and accessibility of provision. Further detail is outlined in the Open Space Assessment.

11.326 In determining whether or not there is a need for a contribution, the quantity, accessibility, quality and type of open space provision will need to be considered. Where there is an existing deficiency within a community and the proposed development is likely to exacerbate the situation then a contribution will be required. Equally, a contribution will be required in circumstances where the proposed development would result in a deficiency.

11.327 With regards the Natural Greenspace, Play Space and Public Open Space provision, the Council applies the following standards:

Natural Greenspace

1. No person should live more than 400m¹ from their nearest area of Natural Greenspace (of at least 0.5ha).
2. There should be at least one Natural Greenspace of 20ha or more, within 2km of every home.
3. There should be at least one Natural Greenspace site of 100ha or more, within 5km of every home.
4. There should be at least one Natural Greenspace site of 500ha or more, within 10km of every home.
5. There should be at least 2ha of Natural Greenspace for every 1000 of population.

Play Space

1. There should be at least 2.4ha of Play Space for every 1000 or population
2. At least 1.6ha of the 2.4ha should be Outdoor Sports Facilities

3. At least 0.8ha of the 2.4ha should be Children's Play Facilities
4. Everybody should live within 1,200m of Outdoor Sports Facilities
5. Everybody should live within 400m² of Children's Play Facilities

Public Open Space

1. There should be at least 0.8ha of Parks and Gardens for every 1000 of population
2. There should be at least 0.6ha of Amenity Green Space for every 1000 of population
3. Everybody should be within 700m of a Park or formal Garden
4. Everybody should be within 480m of an Amenity Greenspace

11.328 In addition to the quantitative and accessibility standards, regard should be had to the quality of the existing provision, taking into consideration its condition, its requirements for future maintenance and its suitability for all members of the community.

11.329 In situations where the standards can be met by existing open space provision which is of a suitable quality then a supporting statement will be required from the applicant to evidence this. In such circumstances, the Council may seek a commuted sum towards the maintenance or upgrade of existing nearby open space provision where considered necessary.

11.330 There may be situations where the standards cannot be met, for example, where the site cannot practically accommodate onsite provision of open space due to physical or design constraints, or where it would

render the development wholly unviable. In such circumstances a supporting statement should be provided by the developer to clarify why the standards cannot be adhered to on site and the Local Planning Authority may seek commuted sums towards the maintenance of existing open space instead. Reference should be made to Policy INF1 with regards to planning obligations and developer contributions.

11.331 It is acknowledged that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community, this may be particularly applicable to areas of informal recreation use. Additionally, it is acknowledged that whilst open space areas have been categorised as specific types of provision they are on occasions capable of meeting the function of other types of open space. Under such circumstances, they may be considered as making a positive contribution towards multiple types of open space.

11.332 Where open space provision forms part of a planning application, the applicant should stipulate how the future management and maintenance of any open space provision has been taken into account. Reference should be made to Policy PSD1 for further guidance.

PSD9: Advertisements

Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to comply with the following:

- a) That their design, scale, materials and siting have full regard to the building, structure or land on which they are displayed;**
- b) There are no adverse effects on the landscape / townscape, or the setting and integrity of the historic environment;**
- c) That they do not constitute a hazard to public safety especially when sited on roads;**
- d) That they safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. Regard should also be had to the provisions of Policy SP7 - The Welsh Language.**

Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.

New developments and streets will be expected to have Welsh names.

11.333 In order to promote the cultural identity of the Plan area, the Council will support and promote the provision of Welsh and English bilingual information signs, notice and information boards, displays and advertisement signs for tourist attractions and facilities. Private

developers of tourism and leisure facilities will also be encouraged to publicise their business ventures through both the Welsh and English languages. Advertisements will not be required to provide the branding or company name bilingually, however, all ancillary or additional wording provided on signage in the public domain proposed in a planning application will required to be provided bilingually.

11.334 Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged.

PSD10: Extensions

Proposals for the extension of existing residential dwellings / use class C3 (which require planning permission) whether buildings, other structures or a particular land use must comply with the following:

- a) The scale of the proposed extension is subordinate, or compatible to the size, type and character of the existing development, and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;**
- b) The external appearance (including materials used) of the proposed extension in terms of design is sympathetic and complementary to that of the existing development;**

- c) There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;**
- d) It promote the principles of placemaking as set out within policy SP11;**
- e) The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;**
- f) The use to be made of the proposed extension is compatible with the existing building, structure or land use.**

11.335 Proposals should be of a high standard of design and respectful in terms of siting, size and the use of materials to complement the character and appearance of the existing building or structure and its surroundings and appropriate to the use of the existing building.

11.336 To ensure that where the existing development is of a poor design, the Council will require that any extension is of a higher quality design and/ or materials. Regard should be had to the provisions of Policy SP11: Placemaking and Sustainable Places and PSD1: Sustainable and High Quality Design.

PSD11: Noise Pollution

Proposals that will lead to a detrimental impact from noise pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and

incorporated into the development to minimise the adverse effects.

Noise sensitive developments will be permitted where they will not be adversely impacted by existing noise generating uses.

11.337 The concept of soundscapes recognises the positive role that they play in creating a sense of place, rather than solely focusing on noise as a form of pollution.²⁹

11.338 The emphasis should be on considering the potential impact of soundscapes on proposed developments (and in turn the potential impact of proposed developments on soundscapes) at an early stage. To this end, this Plan places an emphasis on stakeholders giving due consideration to these matters as an integral part of the design process from the outset. As such, these matters should not be seen as 'technical' considerations that are considered separately or an 'add on' later on in the design evolution / planning application.

11.339 This Plan embraces the agent of change principle embedded into national policy³⁰. To this end, this Plan recognises the importance of the change inceptor considering the potential impact of the development proposal on change receptors.

²⁹ Welsh Government Written Statement: Noise and soundscape action plan 2018-2023

³⁰ Planning Policy Wales: Edition 10 – paragraph 7.23

11.340 In noting the potential economic benefit of night-time economy related proposals, the health and well-being of local residents should not be unduly compromised. A placemaking approach, which seeks to build consensus at an early stage, can provide a means to mediate these potentially conflicting interests.

11.341 Furthermore, noise sensitive developments such as housing, schools, and hospitals located near to transport infrastructure should, wherever possible, be designed to limit noise levels within, and around the development.³¹ Where appropriate, effective and appropriate mitigation should be implemented, and incorporated into the development to minimise the effects.

11.342 Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. Reference should be made to Policy PSD3: Green Infrastructure Networks.

³¹ Planning Policy Wales: Edition 10 – paragraph 6.7.19

11.343 Changes to soundscapes can also have impacts on species sensitive to noise disturbance. As always, proposals should satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation).

PSD12: Light and Air Pollution

Proposals that will lead to a detrimental impact from light and / or air pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the adverse effects.

Light

11.344 National policy recognises the negative impacts that light pollution can have on people, biodiversity and ecosystem resilience. In this respect PPW requires that authorities adopt policies in respect of lighting and the control of light pollution³⁷.

11.345 Parts of Carmarthenshire are still relatively undeveloped with a limited impact from lighting on the night sky. In interpreting this policy, any lighting should be carefully designed and considered to minimise the

impact on adjoining areas. Reference should also be made to the Wales Tranquil Areas Map, 2009.

11.346 In all development, (and in public spaces especially) there should be sensitive management of light, and exposure to airborne pollution should be kept as low as reasonably practicable.

11.347 Light pollution can have negative impacts on species that are particularly sensitive to disturbance. Likewise, many species and habitats can be sensitive to air pollution. As always, proposals should satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation).

11.348 There are particular opportunities to acknowledge and embrace green infrastructure as part of a placemaking approach. In this regard, reference should be made to Policy PSD3: Green Infrastructure Networks.

³⁷ Planning Policy Wales: Edition 10 – paragraph 6.8.

Air

11.349 Air quality and its environmental, health and quality of life implications are recognised through national guidance.³⁸ This is also reflected within the Sustainability Appraisal objectives and the HRA screening report.

11.350 Whilst air quality in general within the County is good, there are three designated Air Quality Management Areas (AQMA's) – one in Llandeilo, one in Llanelli and one in Carmarthen. Reference may be made to the Council's Action Plan(s), whilst the boundaries of these AQMA's are shown on this Plan's Constraints Map.

11.351 Developers should be aware of the importance of early engagement with the Council, particularly in terms of the potential requirement for the undertaking of an Air Quality Assessment. Whilst this Plan is not prescriptive in relation to the instances that such an assessment will be required, it is considered that the scale and location of the proposal are key determinants in this regard.

11.352 Any Air Quality Assessment should highlight the required mitigation so that any risks to amenity, biodiversity and health are suitably mediated. The identification of such mitigation should seek to reflect the

opportunities provided by green infrastructure as part of a placemaking approach. Reference should be made to Policy PSD3: Green Infrastructure Networks.

11.353 It should be noted that the potential requirement for the undertaking of an Air Quality Assessment is not limited to sites within or adjacent to the County's AQMA's. Proposals will be subject to consideration on a case by case basis, however for proposals situated within the AQMA's the Council's Development Management Officers are likely to consult with the Council's Environmental Health Practitioners on a routine basis. Timely engagement with the Council is advised and relevant guidance referred to as appropriate.

11.354 This Plan recognises the potential inter-relationship between air quality and the integrity of the County's sites of international importance to nature conservation. Many of these sites feature habitats that are sensitive to declining air quality.

11.355 As always, proposals should satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature

³⁸ Planning Policy Wales: Edition 10 – paragraph 6.7

conservation) as well as Policy INF 2 - Healthy Communities. There are particular opportunities to acknowledge and embrace green infrastructure as part of a placemaking approach. In this regard, reference should be made to Policy PSD3: Green Infrastructure Networks.

PSD13: Contaminated Land

Proposals will be permitted where it is demonstrated that any actual or potential risks can be suitably mitigated so that there is no residual adverse impact upon human health and the environment.

11.356 Carmarthenshire has a rich and diverse industrial legacy, including a wide range of industries such as mining, tin plate manufacturing, gas works, and tanneries.. All of these processes have the potential to have caused contamination of the ground, ground waters or other sensitive receptors. The Council has identified a number of sites where there is a potential for contamination to remain, or where there is no evidence to confirm that adequate remediation has taken place. In these areas, further investigation may be necessary. It is understood at the time of writing that a Contaminated Land Inspection Strategy is in the process of being reviewed and updated by the Council.

³⁹ Planning Policy Wales Edition 10 Paragraphs 6.9.19

11.357 The Council has a responsibility to identify contaminated land and ensure that it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990.

11.358 The Council will need to be satisfied that the risks in respect of the proposed development site are fully understood and that remediation to the necessary standards is achievable³⁹. Work should not commence on site until appropriate remediation has been completed. The potential impacts on historic and natural environments will be considered in determining any proposal, with any submission to be accompanied by appropriate information.

11.359 Contaminated land is defined under the Environmental Protection Act 1990 Section 78A(2) as: 'Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that

- significant harm is being caused or there is a significant possibility of such harm being caused; or
- pollution of controlled waters is being, or is likely to be, caused.'

11.360 Where applicable, due consideration will be given to the impact of any remediation operation on natural and historic environments with the relative benefits and need for the proposal weighed against the relative importance of the historic or natural interest of the site.

11.361 Timely engagement with the Council is advised in identifying any requirements as part of development proposals, both in terms of identifying risk and control / mitigation measures.

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

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

- **Strategic Policy – SP 12:** Rural Development
- **Strategic Policy – SP 13:** Maintaining and Enhancing the Natural Environment
- **Strategic Policy – SP 14:** Protection and Enhancement of the Built and Historic Environment

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

Strategic Policy – SP 12: Rural Development

The Plan supports development proposals which will contribute towards the sustainability of the County's rural communities. Development proposals in rural areas should demonstrate that they support the role of the rural settlements

in the settlement hierarchy to meet the housing, employment and social needs of Carmarthenshire's rural communities.

Development proposals in the countryside beyond identified settlements will be supported where it accords with the policies of this Plan.

11.364 The rural settlements of the County have an important role to play in improving the sustainability of the wider geographical area in which they are located as well as the County's overall sustainability. The Plan's strategy and settlement hierarchy reflects the significant role which the rural communities play through supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability of the rural economy and rural communities.

11.365 Proportionate and sensitive development can provide the level of growth required to retain and enhance the services and facilities provided in the County's rural settlements. It can also serve to safeguard and promote the Welsh language in rural areas and enhance rural employment opportunities. However, the Plan seeks to ensure that development and growth does not have negative impacts upon a community's sustainability. Key to this is ensuring that development is not permitted at a scale or rate which would affect the community's ability to absorb and adapt to growth and change. This is imperative when considering the impacts which development can have upon the local infrastructure, the vitality of the

Welsh language and the sustainability of the countryside and natural environment.

11.366 National planning policy has historically sought to restrict unnecessary development in countryside locations, principally to prevent sporadic and unsustainable growth and to maximise use of infrastructure, resources and services more commonly available in established urban areas.

11.367 Whilst this principle remains relevant and applicable, there is an enhanced recognition of the countryside as a place of work, as a home for many, a place to visit for others and a vital ecosystem for everyone. The Plan is committed to addressing and safeguarding the needs of rural communities. To this end the Council established a Rural Affairs Task Group with the aim of assessing the needs of rural communities and taking positive steps to address these. This Plan supports the aims of the Task Group principally through policies relating to the provision of housing and affordable housing; the economy and employment; the Welsh language and the natural environment. Development proposals will need to demonstrate that they accord with these policies as well as the provisions of national planning policy.

11.368 PPW Ed.10 recognises that the countryside is a dynamic and multi-purpose resource. It identifies that in line with sustainable

development and the national planning principles it should be preserved and where possible enhanced. However, it also reflects the need to balance this against the economic, social and recreational needs of local communities and visitors.

11.369 PPW identifies that fostering adaptability and resilience will be a key aim for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services as well as contributing to the Cohesive Communities national well-being goal.

11.370 There is a clear recognition that rural areas exhibit challenges in relation to access to sustainable means of transport and the expectation of PPW in relation to access to active travel connections and sustainable functional linkages. This is reflected in the development of the settlement hierarchy as a whole.

11.371 This understanding of diversity is reflected within PPW in its consideration of sustainable transport requirements. Para 4.1.16 recognises there is a need to reflect different approaches to sustainable transport in defining growth within rural settlements.

11.372 This Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement

framework grouped under six clusters. These, and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function and contribution of settlements within particular clusters.

The Rural Economy

11.373 National policy recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. In this respect the establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

11.374 Regard should be had to the impact of such developments, however as noted within PPW, many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects.

11.375 Whilst there remains a focus on the identification or allocation of sites to meet an employment need it is also recognised that opportunities will also be required for small scale proposals where the need is not met by a specific allocations. These small-scale enterprises are an important contributor to the rural economy.

⁴³ TAN6: Planning for Sustainable Rural Communities - <https://gweddill.gov.wales/docs/desh/policy/100722tan6en.pdf>

11.376 Reference should be had to the provisions of policy SP6 and its expression of the sustainable distribution of employment land provision.

Rural Enterprise Dwellings

11.377 As noted through national policy a rural enterprise dwelling is required where it 'is to enable rural enterprise workers to live at or close to their place of work'. This includes encouraging younger people to manage farm businesses and supporting the diversification of established farms.

11.378 It is not the role or intention of the Revised LDP to replicate the provisions of national planning policy. Consequently reference should be had to the provisions of PPW and Technical Advice Note 6 (TAN6)⁴³ in the determination of applications for new rural enterprise dwellings. National policy clearly states that such proposals should be carefully examined to ensure that there is a genuine need.

11.379 Applications for rural enterprise dwellings should be accompanied by a rural enterprise dwelling appraisal, with permission only granted where it provides conclusive evidence of the need for the dwelling.

11.380 In order to ensure that rural enterprise dwellings are retained for their intended purpose PPW para 4.2.37 requires that a condition restricting the occupancy of the property must be applied and that the dwelling be classified as affordable housing (definition as set out within TAN 2: Planning and Affordable Housing). Where appropriate consideration will also be given to the use of a legal agreement (section 106) as a means of retaining the property's purpose as an Enterprise Dwelling. This will ensure that the dwelling remains available to meet local affordable housing need should its original justification cease.

11.381 In circumstances where a planning application is received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non-compliance with the condition, consideration will be given to the replacement of an agricultural occupancy condition with the rural enterprise dwelling condition set out in TAN6: Planning for Sustainable Rural Communities⁴⁴.

11.382 Proposals for One Planet Developments in the countryside will be required to provide for the occupants minimum needs in terms of income, food, energy and waste assimilation over a period of 5 years⁴⁵. Any proposal should be supported by an evidenced management plan, in

those instances where this cannot be demonstrated any proposal will be considered against the policies and provisions of this LDP and national policy in relation to developments in the countryside. Reference will be had to the provisions of TAN6 and with regard to the requirements of the One Planet Development Practice Guide⁴⁶.

11.383 In assessing the suitability of a site for a One Planet Development, the applicant will be expected to have regard to its potential landscape and biodiversity impact, the ability to be effectively screened as well as being sufficiently near to Active Travel Routes or public transport.

RD1: Replacement Dwelling in the Open Countryside

Proposals for the replacement of existing dwellings in the countryside will be permitted provided that:

- a) the existing dwelling is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape;**
- b) the original dwelling has not been demolished, abandoned or fallen into a state of disrepair and no longer has the appearance of a dwelling;**
- c) the design of the replacement dwelling is of a form, bulk, size and scale that respects its location and setting;**

⁴⁴ TAN6: Planning for Sustainable Rural Communities - Paragraph 4.13.1

⁴⁵ Planning Policy Wales: Edition 10 – Paragraph 4.2.39

⁴⁶ One Planet Development Practice Guide -

<https://gweddill.gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

- d) the proposal does not require an unacceptable extension to the existing established residential garden area;**

Proposals for any outbuildings should be modest in size and sensitively located and that adequate ancillary garage and storage space can be achieved for the dwelling.

Proposals in relation to the replacement of a traditional farmhouse, cottage or other building subject to the provisions of criterion a) above will only be permitted where, the applicant provides sufficient evidence to demonstrate that the re-use of the building is not economically viable or that it is of a structural condition that precludes its effective re-use.

11.384 The policy recognises and reflects the rural character of the County and the range and condition of the housing stock. It seeks to provide opportunity and scope for the provision of replacement dwellings in a manner which ensures that the County retains its traditional character, whilst also not detracting from the special qualities of rural Carmarthenshire.

11.385 Specific consideration should be given to the acceptability of a proposals' visual impact on the landscape. In this respect, its scale and design (including the extent of the residential curtilage) should not be to the detriment of the character and quality of the area.

RD2: Conversion and Re-Use of Rural Buildings for Residential Use

Proposals for the conversion and re-use of suitable rural buildings for residential use will be permitted where:

- a) there is satisfactory evidence that employment or business use of the building is not viable;**
- b) the existing use has ceased and its re-use would not result in the need for an additional building;**
- c) the form, bulk and general design of the proposal, including any extensions, respect the rural character and appearance of the building;**
- d) the proposal, including its curtilage and access arrangements, are in scale with, and sympathetic to, the surrounding landscape and does not require the provision of unsightly and intrusive infrastructure and ancillary buildings;**
- e) the building is capable of accommodating adequate living and ancillary space (including garages). Proposals for extensions should be proportionate and reflective of the scale, character and appearance of the original building;**
- f) the original building is structurally sound and any rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, do not involve substantial reconstruction;⁴⁷**
- g) where applicable, the architectural character and traditional materials have been retained and the proposal does not result in the loss of the original**

⁴⁷ Technical Advice Note 1: Economic Development – Paragraph 3.2.1

structure's character, or that the construction of the building is of sufficient quality not to require wholesale or substantive refurbishment.

Proposals relating to buildings which are of a substandard modern utilitarian construction will not generally be considered appropriate for residential conversion.

11.386 The re-use and adaptation (including conversion) of an industrial, commercial, agricultural or other building in the countryside to a residential use will only be permitted where it can be demonstrated that every reasonable effort has been made to continue or establish a business/commercial use or community activity, as set out in criterion a) above.

11.387 Residential proposals may be favourably considered where they form part of a proposed scheme for business re-use. Conditions may be imposed which require that the works necessary for the establishment of the business/enterprise have been completed prior to the occupation of the residential element. Furthermore, a condition or planning obligation tying the residential unit to operation of the enterprise may also be utilised as appropriate.

11.388 Only those buildings which are of an appropriate architectural quality and/or which incorporate traditional materials will be considered. Proposals for buildings of a modern, utilitarian construction such as portal

framed units, temporary structures or those which utilise materials such as concrete block work, metal or other sheet cladding finishes will not generally be considered appropriate for conversion.

11.389 The Council will need to be satisfied that adequate living and storage (including garaging) space can be achieved without the necessity for significant extensions to the building. Proposals for future expansion of units will not generally be considered appropriate. Similarly, the Council will consider the withdrawal of normal permitted development rights to construct extensions and ancillary buildings.

11.390 Reference should be made to SPG in relation to the the Conversion and Re-Use of Rural Buildings.

RD3: Farm Diversification

Proposals for farm diversification developments which strengthen the rural economy will be permitted where:

- a. It is compatible with, complements and supports the principal agricultural activities of the existing working farm;**
- b. It is of a scale and nature appropriate to the existing farm operation;**
- c. It has appropriate regard to the highways and transport infrastructure;**

- d. **It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape.**

Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified, new buildings will be permitted where they are integrated with, or linked to the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.

11.391 Diversification in rural areas can often add to the income streams and economic viability of farms, strengthen the rural economy and add to wider employment opportunities.

11.392 Farm diversification proposals are intended to supplement and support the continuation of the existing farming activity. Proposals should be accompanied by evidence detailing a justification for the use and its relationship with the existing farming activity.

11.393 Where a proposal incorporates farm shops they often have to import goods possibly from other local suppliers. In determining proposals made under this policy, consideration will be given to restricting the broad types of produce sold and to the volume of sales. Consideration will also be given to the scale of the operation notably where an unrestricted use would result in an adverse effect on the vitality and viability of nearby retail activities.

11.394 In considering proposals for farm diversification it is acknowledged that their rural context means that they cannot always be well served by public transport. Consequently, whilst its availability will be taken into account when considering the nature and scale of the proposal, the potential for certain diversification proposals which can only be accessible by private car is acknowledged. Such proposals should have regard to the sustainable transport hierarchy.

11.395 Where appropriate, legal agreements will be used to tie agricultural buildings to the land if re-use is associated with farm diversification where fragmentation of the agricultural unit is likely to occur.

RD4: Conversion and Re-Use of Rural Buildings for Non Residential Use

Proposals for the conversion of rural buildings for business use will be permitted where:

- a) **the building is suitable for the specific use;**
- b) **There is sufficient land and storage space attached for the functional needs of the proposed use (including parking provision);**
- c) **the conversion and proposed use, or the use of surrounding land for the provision of access, parking facilities, ancillary structures, on site facilities or storage would not result in an adverse impact on the character of**

the area, nearby uses or impact on the viability of similar uses within the locality;

- d) the existing building is structurally sound and functionally suitable for the proposed use;**
- e) any extension is reflective of the scale of the original building.**

11.396 National Planning Policy recognises the essential contribution of a strong rural economy to supporting sustainable and vibrant rural communities. It seeks to provide a positive agenda for the potential for the re-use of existing buildings in rural areas for business purposes.

RD5: Equestrian Facilities

Development proposals for stabling, equestrian facilities or use of land for equestrian activities will be permitted where:

- a) the facility is grouped within an existing farm complex, or is sited as close as possible to existing buildings;**
- b) the proposed use will be of an intensity appropriate to its environment and setting;**
- c) the development will not have an adverse impact on the landscape or nature conservation interests; and**
- d) suitable access and parking can be provided for horse boxes and proposed the level of commercial activity;**
- e) commercial facilities have suitable access to the highway network.**

11.397 Proposals for stables and associated equestrian facilities are normally associated with a countryside location. Planning permission will generally be required for the development of stables, unless the horses are part of the agricultural activity, or the stable is within the curtilage of a dwelling (reflecting potential permitted development rights).

11.398 Proposals which have no adverse landscape and/or environmental impact will be supported. In this respect, proposals will be expected to demonstrate how the development fits within its countryside setting and the regard it has to the settlement framework and its setting, including existing buildings.

11.399 The erection of a ménage for private domestic use should be designed so that it has no adverse effect upon the landscape, is well related to existing buildings, and of an appropriate scale.

11.400 Commercial stables and ménages will be considered appropriate as rural businesses where these can be accommodated without harm to the character of the area, and are considered acceptable in highways terms.

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

Proposals for development will be expected to protect and enhance the County's natural environment.

Proposals must reflect the role an ecologically connected environment has in protecting and enhancing biodiversity, defining the landscape, contribute to Well-being and the principles of the Sustainable Management of Natural Resources.

All development proposals should be considered in accordance with National Policy (PPW and TAN5) where a proposal for development would result in a significant adverse effect on a European designated site. Development that would result in unacceptable adverse environmental effects will not be permitted.

11.401 Carmarthenshire has a rich and diverse natural environment with a number of designated sites and protected species. This policy seeks to recognise the quality and value of the natural environment and landscapes across the Plan area, and their fundamental role in defining the County's identity, character and distinctiveness. The recognition of the considerable merits of green infrastructure for maintaining and enhancing biodiversity and ecological networks is implicit. Reference is made to Green Infrastructure Network policy PSD3.

11.402 The protection and enhancement of these elements form an important component of the Strategy, which looks to reflect not only those international and national designations, but also the contribution of sites and landscapes at the local level. The LDP will also seek to conserve and enhance natural resources such as geodiversity, water, soil and air quality.

11.403 This policy also recognises the often interconnected components of the natural environment and their contribution towards maintaining and enhancing biodiversity, as well as the creation of attractive and cohesive spaces for communities, and the well-being of Carmarthenshire's population.

11.404 The protection and enhancement of connectivity, and the contribution it makes to the quality of Carmarthenshire's landscape, natural environment and biodiversity is an important consideration. As a result, the potential impact of the Plan, its policies, and proposals upon nature conservation interests, amenity value, water/soil/air quality, hydrology, geology and geomorphological regimes will continue to inform the plan-making process.

11.405 A Habitats Regulation Assessment (HRA) has been undertaken to assess the impacts of the Plan on European protected sites, including those being considered for designation.

11.406 Whilst the Plan recognises the need for new development for both social and economic purposes the Council will, where appropriate, seek to safeguard Carmarthenshire's environmental qualities. The Plan also seeks to ensure the protection and enhancement of the natural environment through detailed policy.

11.407 In addition, and reflecting the duties placed upon Local Authorities, the Plan has regard to the National Park designation and the purpose for which it is designated, where it may affect the consideration of planning proposals.

NE1: Regional and Local Designations

Proposals for development that will result in unacceptable harm to a Local Nature Reserve (LNR), or Regionally Important Geological/Geomorphological Sites (RIGS) will only be permitted where it can be demonstrated that:

a) there are exceptional circumstances, where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site;

b) that any unacceptable harm can be reduced as far as possible in line with the mitigation hierarchy, by

- i. ensuring effective avoidance, minimisation or mitigation; or,**
- ii. where this is not feasible, that sufficient compensatory measures can be put in place that are of comparable or greater ecological value to that lost through development.**

c) The designation of such sites will, where appropriate, be supported.

11.408 LNRs and RIGS identify areas which are of local importance for nature conservation and geological value, and can include sites that contain a variety of habitat types or which support a range of species. Protection of these sites can make an important contribution to the Council's duty under Section 6 of the Environment (Wales) Act 2016. These features are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.409 In circumstances where the need for a development might outweigh the need to protect a particular site, then impact will be avoided, minimised and mitigated as far as possible. Where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided in order to ensure that

there is no net loss in overall conservation value of the area or feature. Where appropriate, the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and/or compensation measures.

11.410 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.

NE2: Biodiversity

Proposals for development should seek to maintain and enhance biodiversity.

Proposals for development will not be permitted where they would result in an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 7 of the Environment (Wales) Act 2016 , except where it can be demonstrated that:

- a) There are exceptional circumstances, where the reasons for the development or land use change clearly**

outweighs the need to safeguard the biodiversity and nature conservation interests of the site; and,

- b) that any unacceptable harm can be reduced as far as possible in line with the mitigation hierarchy, by**
 - i. ensuring effective avoidance, minimisation or mitigation; or,**
 - ii. where this is not feasible, that sufficient compensatory measures can be put in place that are of comparable or greater ecological value to that lost through development.**

11.411 This policy seeks to ensure that the habitats and species identified within Section 7 of the Environment (Wales) Act 2016 are suitably protected from harmful development and that the Council fulfils its obligation to maintain and enhance biodiversity and promote ecosystem resilience. Full reference should be made to the Nature Conservation and Biodiversity SPG. This SPG includes guidance to developers and should assist in the implementation of this policy and the LDP. The role of habitats and associated areas as connectivity pathways, 'ecological networks' or 'animal corridor networks' will, where applicable, be considered (reference should be made to Policy NE3).

11.412 Where required, management plans detailing matters such as mitigation measures should be produced as part of any application, and agreed with the authority prior to permission being granted. Proposed

mitigation should be accompanied by an agreed monitoring regime. Mitigation may include careful design and scheduling of work, with phasing considered so that the timing of any works minimises disturbance.

11.413 Where required, development proposals should seek to enhance biodiversity. Where biodiversity enhancement is required and not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission⁴⁸. Proposals for development will be required to assess the attributes of ecosystem resilience in line with the framework outlined in paragraph 6.4.9 of PPW10 and will be expected to protect and enhance these attributes post development.

11.414 In exceptional circumstances, the need for a development might outweigh the need to protect a particular site. In such instances, then impact will be avoided, minimised and mitigated as far as possible and where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided in order to ensure that there is no net loss in overall biodiversity of the area or feature.

⁴⁸ Chief Planning Officer' Letter - Guidance on securing biodiversity enhancements in development proposals 2019.

11.415 The location and scale of a development, including the nature of the habitats on the site and the surrounding area will be a consideration in the nature of any management required.

11.416 The potential impacts, either individually or cumulatively of a development, should be carefully considered in determining any proposal. In this regard, the impact of noise, vibration, drainage, lighting, traffic and air quality considerations may have implications during construction or once any development is completed.

11.417 The use of planning conditions and/or planning obligations will be considered where appropriate.

NE3: Corridors, Networks and Features of Distinctiveness

Development proposals will be expected to maintain and enhance ecological corridors, networks and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported.

Proposals that result in an adverse effect on the connectivity or integrity of ecological corridors, networks or features of distinctiveness will only be permitted where:

- a) There are exceptional circumstances, where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site; and**
- b) that any unacceptable harm can be reduced as far as possible in line with the mitigation hierarchy, by**
 - i. ensuring effective avoidance, minimisation or mitigation; or,**
 - ii. where this is not feasible, that sufficient compensatory measures can be put in place that are of comparable or greater ecological value to that lost through development.**

11.418 This policy seeks to ensure the appropriate protection and management of ecological corridors, networks and features of distinctiveness. These include features which, because of their linear and continuous structure or their functions as ‘stepping stones’ or ‘wildlife corridors’ are essential for reducing habitat fragmentation and encouraging ecological migration, dispersal or genetic exchange. Protection of these features can make an important contribution to the Council’s duty under Section 6 of the Environment (Wales) Act 2016. These are also valuable with regards to their contribution to the quality of

the local environment and to enabling adaption and resilience to climate change.

11.419 Features which contribute include: hedgerows, ditches and banks, stone walls, streams, tree belts, woodlands, veteran trees, parklands, green lanes, river corridors, lakes, ponds, road verges, or habitat mosaics or networks of other locally important habitats including peat bogs, heath-land, wetlands, saltmarshes, sand dunes and species rich grass lands.

11.420 Providing ecological connectivity is an important ecosystem service of the *Green Infrastructure network* and its protection and/or enhancement accords with Policy PSD3 Green Infrastructure Network. In identifying these features and in implementing this policy, reference should be made to the Green Infrastructure Assessment and accompanying mapping.

NE4: Development within the Caeau Mynydd Mawr SPG Area

Proposals will be permitted where they accord with the Council’s commitment to promote and contribute to the delivery of the Conservation Objectives of the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC) in line with the Habitats Regulations. Proposals located within the SPG Area will be required to contribute towards increasing the quality and amount of available habitat for the Marsh Fritillary butterfly

within the SPG Area. The SPG Area is defined on the Proposals Map.

In order to achieve these objectives, and to mitigate for the loss of potential supporting habitat and connectivity for the marsh fritillary butterfly that may result through the development, the Council will (where applicable) seek to secure Planning Obligations (in accordance with LDP policy INF1 and the provisions of the SPG for the CMM SAC) from relevant developments within the SPG area.

11.421 Developments can proceed within the Caeau Mynydd Mawr SPG Area subject to there being no demonstrable likely significant effect upon the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC). To this end, the Council will (where appropriate) seek developer contributions to fund the Council's delivery of habitat management project within the SPG Area. Further information is set out within the Caeau Mynydd Mawr Supplementary Planning Guidance (CMM SAC SPG).

11.422 In providing certainty and spatial focus, the CMM SPG clarifies expectations on all parties. The SPG provides a mechanism for developers to seek to mitigate the impact of their proposals on the SAC through contributing to the Council's CMM habitat management project. In order to ensure the LDP's compliance with the Habitats Regulations, the Council will (where appropriate) give priority to securing obligations in respect of the Caeau Mynydd Mawr SAC for proposals located within the

CMM SPG Area. The Council may also (where appropriate) seek further detailed information from developers so as to inform the determination of planning applications.

11.423 The Caeau Mynydd Mawr SPG Area is identified on the proposals Map. The SPG is informed by robust evidence. Whilst the SPG does not advocate a rigid / blanket approach to calculating the amount of developer contributions required by the Council, it does set out a charging schedule which must form the starting point for all negotiations. Reference should be made to the SPG in terms of any proposed 'in kind' contributions.

11.424 Exceptionally, and in strict accordance with the provisions of the SPG, the agreed contribution amount may be subject to negotiation.

NE5: Coastal Management

Proposals for coastal management schemes will be permitted, provided that:

- a) The need for the development is appropriately justified;**
- b) The development is in keeping with the surrounding environment;**
- c) It protects, enhances, and where appropriate, creates walking linkages to the All Wales Coast Path and the footpath network;**

d) The scheme will not result in increased erosion, flooding or land instability.

Proposals will be encouraged to provide additional Active Travel routes to link communities and existing paths to the All Wales Coast Path.

11.425 Coastal defence schemes play an important role in protecting the County's population, assets and resources from tidal flooding and erosion. This policy seeks to ensure that coastal management schemes are constructed in appropriate locations, and do not adversely impact upon the surrounding landscape. Schemes will be required to pay regard to the protection of species and habitats in line with Strategic Policy SP13.

11.426 Encouragement will be given to incorporating appropriate public access and recreational facilities within schemes.

11.427 New coastal management schemes will not be permitted for the purpose of enabling new development in areas of flood risk or coastal erosion.

11.428 Proposals will be expected to take account of the contents of the South Wales (Lavernock Point to St Ann's Head) Shoreline Management Plan (SMP2). The SMP seeks to reduce these risks to people and the developed, historic and natural environments, and sets out how the coast should be managed in the future through a number of sustainable long-

term coastal erosion and coastal flood risk management policies for the coast.

11.429 Specific reference is made to Policy NE7: Coastal Change Management Area and its context in relation to developments within, or affected by the SMP 'no active intervention' and 'managed realignment' policies.

11.430 The proposals contained within this LDP have been prepared with due regard to the policies set out in SMP2.

NE6: Coastal Development

1. Proposals in all coastal locations will only be permitted provided that:

- a) They have taken into account matters associated with coastal change;**
- b) They will not unacceptably harm the seascape through inappropriate scale, mass and design.**

2. Development proposals in undeveloped coastal locations will only be permitted provided that:

- c) It is necessary for them to be sited at a coastal location;**

- d) They are part of a necessary coastal management scheme;**
- e) They do not increase the risk of erosion, flooding or land instability;**
- f) They would not result in the need for new coastal protection measures;**
- g) They protect and enhance the landscape, seascape, biodiversity and historic environment.**

11.431 Carmarthenshire has an extensive area of coastline, stretching from the mouth of the River Loughor to Marros. The coastal area can be defined as areas where the land and adjacent sea are considered mutually interdependent.

11.432 The undeveloped coast will rarely be considered the most appropriate location for development, and any proposals should have regard to the contents of SMP2, in addition to other policies of the Plan.

11.433 Matters associated with coastal change include: the risks of erosion, flooding, land instability, the preferred approaches to address such risks, and the impacts on biodiversity and ecological resilience.

11.434 Reference is made to policy NE7: Coastal Change Management Area and its context in relation to developments within, or affected by the SMP2 'no active intervention' and 'managed realignment' policies.

NE7: Coastal Change Management Area

The Coastal Change Management Area (CCMA) has been defined as those areas where the SMP2 identifies a policy of 'no active intervention' and 'managed realignment'.

Proposals for development located within the identified CCMA should not have an adverse impact on rates of coastal change elsewhere, and will be subject to the following:

1. New Residential Development

Proposals for any residential use within the CCMA will not be supported.

2. Relocation of Existing Residential Dwellings

Proposals for the relocation of existing residential dwellings located within the CCMA will be permitted where:

- a) The development replaces a permanent dwelling which is affected or threatened by erosion and/or coastal flood risk within 20 years of the date of the proposal; and**
- b) The relocated dwelling is located an appropriate distance inland with regard to CCMA and other information in the**

Shoreline Management Plan, and it is in a location that is:

- i. in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements, or
 - ii. within or immediately adjacent to existing settlements close to the location from which it was displaced;
 - iii. in the case of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s) - within, adjacent or within an acceptable proximity to the existing site.
- c) The site of the existing dwelling is cleared of any buildings or residential paraphernalia and made safe; and,
- d) The new dwelling is comparable in size to that which it is to replace; and,
- e) The proposal recognises the respective sense of place within the area and should not have a detrimental impact on the landscape, townscape, seascape and/or biodiversity of the area; and

3. Non-Residential Buildings

Proposals for the following types of new non-residential development will be permitted within the CCMA predicted as being at risk from coastal change, subject to an acceptable Flood Consequence Assessment and Stability Assessment:

i. development directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, static and touring caravan sites, camping sites, leisure activities); and

ii. development providing substantial economic and social benefits to the community; and

iii. where it can be demonstrated that there will be no increased risk to life, or any significant risk to property.

Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses on sites within the CCMA, will be permitted where it can be demonstrated through a suitable Flood Consequences Assessment and Stability Assessment that there will be no increased risk to life, nor any significant risk to property (where appropriate).

4. Extensions to Existing Dwellings and Infrastructure

Proposals for the following types of development will be permitted in the CCMA, subject to a suitable Flood Consequences Assessment and/or Stability Assessment:

1) Limited residential extensions that are closely related to the existing scale of the property;

2) Ancillary development within the residential curtilage of existing dwellings;

3) Key community and other infrastructure (including roads), which is required to be located within the CCMA to provide the intended benefit for the wider community will be permitted where it is accompanied by clear plans to manage the impact of coastal change on it and the services it provides.

11.435 As with policy RE6, regard should be had to SMP2 which sets a range of policies for the coastline, which are 'hold the line', 'no active intervention' or 'managed realignment', per policy epoch (namely: up to 2025, 2026 - 2055, and 2056 - 2105).

11.436 The SMP2 can be viewed at www.southwalescoast.org . PPW states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas.

11.437 The CCMA represents where the accepted SMP2 policy is for 'no active intervention' or 'managed realignment' during the Plan period.

11.438 New residential development is not considered suitable in the CCMA. This reflects the level of risk of coastal erosion and flooding in these areas. The implementation of this approach will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings, and is part of a precautionary approach which is guided by the policy considerations set out within the SMP2.

11.439 The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education, static caravans and chalets (including those associated within leisure and tourism) where they are connected to infrastructure and part of an established and fully serviced site and training centres.

11.440 Planning conditions will be applied, or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

11.441 To enable coastal communities to adapt to coastal change, the Policy facilitates the relocation and replacement of permanent dwellings to alternative locations safe from coastal erosion. It seeks to ensure coastal communities remain sustainable by maintaining levels of housing stock and reducing risk to people and property.

11.442 Where an extension to a residential property requires permission, they will be supported where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk to the property. However, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding, or erosion.

11.443 Non-residential development will be subject to the timeframe anticipated for loss of the property as a result of coastal erosion. This would apply to proposals for uses such as community facilities, business uses, sports pitches and playing fields. The risk assessment should fully consider the benefits against the risks associated with utilising a property with a potentially limited lifespan.

11.444 Where appropriate, a time limited planning permissions may be used to control the planned life-time of a new development. This would allow control over the future of the development and potential risk to property and people where this is appropriate.

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

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets, and, where appropriate, their setting.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.

11.445 Carmarthenshire has a rich and diverse historical and cultural built heritage with a range of Conservation Areas, Listed Buildings, and Scheduled Monuments. The recognition of the Plan area's built heritage and its conservation is essential in providing a sense of history, character, and a sense of place.

11.446 The Plan area also contains discovered, and yet to be discovered archaeological sites and features. The Policy and the Plan aims, in conjunction with primary legislation on the built environment and historic buildings to safeguard the cultural integrity of the historic settlements, features and buildings within the Plan area. Where applicable, it also looks to contribute to the enhancement of the historic and built environment. This recognises that our historic assets are irreplaceable resources and

their conservation provides social, cultural, economic and environmental benefits.

11.447 The County's historic buildings, townscape and landscape should be regarded as assets and positively conserved and enhanced for the benefit of residents and visitors alike. These are not only affected by change and neglect, but also by changes to their setting. As such, this is an important consideration in making decisions on proposals which may have an effect.

11.448 Many elements of the County's built and historic environment are protected through legislation or other policy provisions, and as such do not require policies in the revised LDP. The Plan does not therefore include policies in relation to facets of the built heritage such as Scheduled Monuments as they are adequately protected elsewhere.

11.449 There are however aspects relating to the protection of the historic environment which may be addressed through the revised LDP, particularly those pertaining to local features and local buildings.

11.450 Clear guidance and legislation in respect of the following is contained within PPW: Edition 10 – Chapter 6: Conserving the Historic Environment, and Policy SP13 – Maintaining and Enhancing the Natural

11.451 Environment which recognises the importance of such areas and features of the County:

- Historic Parks and Gardens⁴⁹ - Many parks and gardens are historically significant and are listed in the Historic Parks and Gardens in Wales Register. These areas are also defined on the LDP Proposals Map;
- Historic Landscapes⁵⁰
- Archaeological Remains⁵¹
- Enabling Developments⁵² - PPW sets out the provisions through which an enabling proposal would be considered
- Scheduled Monuments - These are defined on the Proposals Map

11.452 The authority will prepare SPG as appropriate and where required with regard to the Historic and Built Environment.

⁴⁹ Planning Policy Wales: Edition 10 – Paragraphs 6.1.18 and 6.1.19. Further information on the consideration of historic parks and gardens in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment (<https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>) and Cadw best-practice guidance: Managing Change to Registered Historic Parks and Gardens in Wales (<http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Change%20to%20Registered%20Historic%20Parks%20&%20Gardens%20in%20Wales%2026922%20EN.pdf>).

Policy BHE1: Listed Buildings and Conservation Areas

1. Proposals in respect of a listed building will only be permitted where they accord with the following:

- Proposals for the alteration and/or extension to a listed building, or its curtilage will be required to ensure that the special architectural character, or historic interest is preserved or enhanced;**
- The change of use of a listed building, or its curtilage will only be permitted where it contributes to the retention of a building or its sustainable re-use, whilst avoiding an adverse effect on its character, special interest or structural integrity;**
- Proposals for the total or substantial demolition of a listed building will only be permitted where there is the strongest justification and convincing evidence that the proposal is necessary;**
- Proposals which have a relationship to, or impact upon the setting of a listed building, or its curtilage must ensure that the setting is preserved or enhanced.**

⁵⁰ Further information on the register of historic landscapes and its use in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

⁵¹ Further information on the consideration of archaeological remains through the planning process, including desk-based assessment, field evaluation and the consideration of unforeseen archaeological remains, can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

⁵² Planning Policy Wales: Edition 10 – Paragraphs 6.1.30 - 6.1.32.

2. Developments within or adjacent to a conservation area will be permitted, where it would preserve or enhance the character or appearance of the conservation area, or its setting.

3. New developments in conservation areas should be of a high standard of design which responds to the area's special characteristics and features.

11.453 Where a proposal is for a new building within a conservation area, it should have regard to the following:

- Important views, vistas, street scenes, roof-scapes, trees, open spaces, gaps and other features that contribute to the character or appearance of the conservation area;
- Historically significant boundaries or other elements that contribute to the established form of development;
- The relationship to existing buildings and spaces, and settlement for;
- Scale, height and density, architectural design, and materials.

BHE2: Landscape Character

Development proposals should relate to the specific landscape and visual characteristics of the local area, ensuring that the overall integrity of landscape character is maintained by:

- a) identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;**
- b) protecting international and national landscape designations;**
- c) preserving local distinctiveness, sense of place and setting;**
- d) respecting and conserving specific landscape features, and integrating the principles of placemaking and Green Infrastructure;**
- e) protecting key landscape views and vistas.**

11.454 Carmarthenshire is characterised by a diverse and high quality landscape resources and areas of notable visual value. It also includes a range of international and national landscapes designations.

11.455 The County's key landscape attributes are varied and include upland areas, coastal plains and river valleys of high landscape value and ecological importance. These provide significant environmental, economic and social benefits and help to create a sense of place.

11.456 The Policy seeks to protect, maintain and where appropriate enhance the character and quality of Carmarthenshire's landscape with those features which contribute to the County's distinctive character afforded appropriate levels of protection with their significance highlighted using the former Countryside Council for Wales' (CCW) LANDMAP resource.

Note: LANDMAP is a Geographical Information System based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

11.457 The policy, therefore, will be supported by a Supplementary Planning Guidance (SPG) on LANDMAP Landscape Character Assessment. This SPG will build on the work undertaken and policy provisions in respect of Placemaking and Green Infrastructure in developing an integrated suite of guidance documents to guide development proposals.

11.458 This SPG will identify and describe distinctive landscape character areas and types throughout the plan area.

11.459 In this respect the purpose of the policy is to reflect the specific distinctiveness, qualities and sensitivities of the County's landscape components.

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

11.460 This Revised LDP seeks to understand and recognise the role a of community and sense of place by seeking to distribute new development in manner that recognises and respects the role and function of our settlements.

11.461 By distributing growth in a sustainable manner it recognises the value of connectivity. The Plan seeks to assist in the creation of connected communities that are resilient, vibrant and can foster a well-being amongst residents.

11.462 Through the creation of a resilient, connected and sustainable County, the Plan seeks to reflect the challenges facing our communities and the need to respond positively. It sets a framework to contribute to tackling climate change and develops a strategy and policy agenda centred on sustainable development, whilst acknowledging the diversity of the County.

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

- **Strategic Policy – SP 15:** Climate Change
- **Strategic Policy – SP 16:** Sustainable Distribution – Settlement Framework
- **Strategic Policy – SP 17:** Transport and Accessibility
- **Strategic Policy – SP 18:** Mineral Resources
- **Strategic Policy – SP 19:** Waste Management

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

Strategic Policy – SP 15: Climate Change

Where development proposals respond to, are resilient to, adapt to and minimise the causes and impacts of climate change they will be supported. In particular proposals will be supported where they:

- a) Contribute to a reduction in carbon emissions by reflecting sustainable transport principles and minimising the need to travel, particularly by private motor car;**
- b) Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures such as SuDS and flood resilient design;**

- c) **Promote the energy hierarchy by reducing energy demand, promoting energy efficiency and increasing the supply of renewable energy;**
- d) **Incorporate appropriate climate responsive design solutions including orientation, layout, density and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible;**
- e) **Contribute towards the protection and enhancement of green infrastructure assets and networks as carbon sinks**

Proposals for development which are located within areas at risk from flooding will be resisted unless they accord with the provisions of Planning Policy Wales TAN 15.

11.465 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered. The economic, social and environmental implications arising from Climate change will be profound and a failure to address it will result any effort to plan for sustainability unsuccessful.

11.466 The changing climate and the impacts for Wales predicted by the UK Climate Impacts Programme (UKCIP) present the planning system with serious challenges. In addressing them, Planning Policy Wales

(PPW) outlines a series of objectives which should be taken into account during the preparation of a development plan.

11.467 The LDP categorises settlements into a hierarchy which reflects their relative sustainability and takes account of the sustainable transport hierarchy. The Plan's aspiration of minimising the need to travel, particularly by private motor car, and its contributory role towards the facilitation of an integrated transport strategy seeks to direct development to appropriate locations which serve to achieve this.

11.468 The potential impact of flood risk forms an important consideration in the assessment of the appropriateness of sites for inclusion within the LDP. In this regard, a precautionary approach will be adopted in the identification of sites for inclusion in the Plan. The consideration of any proposals in respect of flooding have regard to the provisions of PPW and TAN15: Development and Flood Risk which provides guidance on assessing developments at risk from flooding.

11.469 Proposals affected by flood risk will be required to submit a Flood Consequences Assessment as part of any planning application and the Council will consult with Natural Resources Wales (NRW). Where a site is in part impacted upon by flood risk, the developer will need to consider the impact of the risk on the developability of the remainder of the site. Where appropriate they should undertake the necessary evidential work

(including a flood consequences assessment and/or topographical survey) to the satisfaction of NRW. Regard should be had to Policy CCH4: Flood Risk Management and Avoidance as contained within this Plan.

11.470 Developments will be expected to exhibit good design principles to promote the efficient use of resources, including minimising waste and pollution generation, and maximising energy efficiency and the efficient use of other resources. Reference should be had to policy SP19 in relation to the waste and the waste hierarchy and minimisation of waste.

11.471 Development proposals will be expected to make full and appropriate use of land. The potential impacts of climate change should be central to the design process, including the contribution that location, density, layout and built form can make towards climate responsive developments.

11.472 The Welsh Government is committed to using the planning system to optimise renewable energy and low carbon energy generation. PPW states that Local Planning Authorities can make a positive provision by considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and enable this contribution to be delivered. Renewable energy targets have been

set by the Welsh Government, one target is for Wales to be generating 70% of its electricity consumption from renewable energy by 2030.

11.473 Proposals/land uses and land management practices will be encouraged where they help to secure and protect carbon sinks (including peat). Such an approach will enhance resilience to the impacts of climate change and to reducing the causes of climate change through the protection of carbon sinks and as a sustainable energy source.

11.474 PPW sets out clear guidance in terms of requirements for climate responsive developments and sustainable buildings. Reference should be made to the Practice Guidance – Planning for Sustainable Buildings (WG, 2014).

CCH1: Renewable Energy

Proposals for renewable and low carbon energy development and associated infrastructure, either on their own, cumulatively or in combination with existing, approved or proposed development will be permitted provided they accord with the following:

- a. The development will not result in demonstrable harm to statutorily protected sites and species, and habitats and species identified in Section 7 of the Environment Act;
- b. The development will not have an unacceptable impact on roads, rail or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;
- c. Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;
- d. Proposals should be accompanied with appropriate mitigation measures, including satisfactory restoration of land following decommissioning.

1. Proposals for Large Scale Wind Farms:

Large scale wind farms of 25MW and over will be permitted within and adjoining Strategic Search Areas, subject to them meeting criteria a to d.

2. Proposals in Local Search Areas:

Proposals for wind farms of between 5MW and 25MW, and solar developments of between 5MW and 50MW will be permitted in identified Local Search Areas, subject to them meeting criteria a to d.

3. Proposals Outside Strategic Search Areas and Local Search Areas:

Proposals outside search areas must not prejudice the purpose of these areas and should comply with criteria a to d.

- e. The development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure;
- f. The development will not have an unacceptable impact upon areas designated for their landscape value;
- g. Wind turbine developments should not have unacceptable cumulative impacts in relation to existing wind turbines, those which have permission or are proposed.

11.475 This Policy applies to all renewable and low carbon energy developments that require planning permission, and sets out the criteria against which proposals will be assessed. These developments include onshore windfarms, wind turbines, solar technology, biomass, energy from waste, hydro-power and combined heat and power.

11.476 This Policy supports the Welsh Government's commitment to reduce our reliance on energy generated from fossil fuels and actively managing the transition to a low carbon economy.

Renewable Energy Assessment

11.477 A Renewable Energy Assessment (REA) was undertaken to inform and evidence this policy and to identify the potential for renewable energy generation within the area. The method of the REA has followed that set out by the Welsh Government, and will assist in meeting the

targets set out in PPW10. The REA consists of a high-level, strategic assessment of the potential for different scales of renewable and low-carbon energy generation in different locations.

Table 9: Resource Summary for Renewable Electricity

11.478 Tables 9 and 10 detail the realistic renewable energy contributions that could be made towards meeting a proportion of the total demand for energy within the Authority.

Energy Technology	Capacity Factor Assumed	Existing		Additional Potential 2033		Total Installed Capacity 2033 (MW)	Total Energy Generated 2033 (MWh)
		Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)		
Wind Power (existing include SSAs)	0.27	164.1	388,129	71.4	168,875	235.5	557,004
Existing Biomass (CHP)	0.90	-	-	-	-	-	-
Energy from Waste with CHP	0.90	-	-	-	-	-	-
Hydropower	0.37	6.6	21,392	0.2	486	6.8	21,878
Landfill Gas	0.60	2.3	12,089	-	-	2.3	12,089
Solar PV Farms	0.10	126.5	110,814	156.7	137,246	283.2	248,060
Other including animal slurry, poultry litter & sewage gas (AD with CHP)	0.42	1.0	3,679	1.3	3,642	2.3	7,321
BIR	0.10	29.4	25,792	12.9	20,323	52.6	46,115
Total	-	333	561,895	242	330,572	583	892,467
Electrical energy demand 2008			923,148	Projected electrical energy demand			917,386
Percentage electricity demand met by renewable energy resource			61%				97%

Energy Technology	Capacity Factor Assumed	Existing		Additional Potential 2033		Total Installed Capacity	Total Energy Generated
		Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)	2033 (MW)	2033 (MWh)
Existing Biomass (CHP)	0.50	-	-	-	-	-	-
Biomass Boilers, Wood	0.50	-	-	-	-	-	-
Energy from Waste with CHP	0.50	-	-	-	-	-	-
Other including animal slurry, poultry litter and sewage gas (AD with CHP)	0.50	0.2	986	2.0	6,570	2.2	7,556
Landfill Gas (with CHP)	0.50	-	-	-	-	-	-
BIR	0.20	35.0	61,292	13.7	24,046	48.7	85,338
Total	-	35.2	62,278	15.7	30,616	50.9	92,894
Thermal energy demand 2008			2,130,266	Projected electrical energy demand			1,493,795
Percentage thermal demand met by renewable energy resource			3%				6%

Table 10: Resource Summary for Renewable Heat

Strategic Search Areas

11.479 TAN 8: Planning for Renewable Energy defines Strategic Search Areas (SSAs) and these areas are considered to be the most appropriate locations for large scale wind farm development. Carmarthenshire has two SSAs, Area G: Brechfa Forest and Area E: Pontardawe. The principle of large scale wind turbine development and associated landscape change is accepted within SSAs.

11.480 Brechfa Forest can be described as an extensive area of continuous forest, ranging from conifer plantations across upland plateaux to ancient broadleaved woodlands in steep, narrow valleys. The forest is a working forest and is a popular site for outdoor recreation. Two wind farms are currently operational within the forest, Alltwalis and Brechfa West. Further large scale wind farms should be directed to this SSA, and will be supported provided that they accord with criteria iv – vii.

11.481 Area E: Pontardawe largely falls within Neath Port Talbot and Swansea administrative boundaries. Mynydd y Betws wind farm, which is located within Carmarthenshire now operates within part of Area E: Pontardawe.

Local Search Areas

11.482 The REA has assessed the potential for the Authority to deliver renewable energy, and has concluded that larger scale electricity generation from solar and wind may be viable in parts of the Authority. These areas are set out in the REA, and are annotated on the Proposals Map as Local Search Areas (LSAs). LSAs are identified by applying a series of assumptions and by undertaking a mapping exercise that used layers of constraints. These areas are considered to be the least constrained areas within the Authority in order to deliver energy.

11.483 Three Wind LSAs have been identified as being suitable for wind farm developments of between 5MW and 25MW, and four Solar PV LSAs between 5MW and 50MW. LSAs are identified to encourage developers to further investigate the potential for wind farms in these areas. Further site specific assessments will be required to assist any planning application for such developments.

11.483 Land within LSAs will not be safeguarded for energy generation, however, there will be a prioritisation for such developments where there are simultaneously competing interests.

Other Technologies

11.484 Whilst the REA recognises that wind and solar technologies have the most potential to deliver renewable energy within the County,

proposals for other renewable energy technologies, including biomass, energy from waste, hydro power, and landfill gas will also be favourably considered, subject to meeting the provisions of this policy.

Locational Considerations

11.485 In assessing the cumulative impact of proposals, any unacceptable harm to the landscape, visual impact, noise, ecology and surface and groundwaters will also be considered against other renewable energy and low carbon developments.

11.486 The amenity of residents and occupants of nearby properties should be considered, and any potential nuisance arising from the development and its associated infrastructure should be minimised. Proposals that would result in unacceptable nuisance arising from the operation of such development, such as noise, safety risk, radio, telecommunications or aviation interference, shadow flicker from wind turbines and glint and glare from solar panels will not be permitted.

11.487 Proposals will be required to ensure that they do not give rise to problems of highway safety or have a detrimental effect on the highway network as a result of construction and maintenance traffic. In siting development, existing bridleways and footpaths shall be safeguarded with no permanent loss to their length and quality. Temporary and appropriate re-routing of public rights of way during construction will be

required. Encouragement will be given to enhancing existing and providing new recreational facilities.

11.488 Supplementary Planning Guidance will be produced to expand on the provisions of this policy.

Policy CCH2 – Electric Vehicle Charging Points

Proposals for development will be required to include the installation of an electrical socket suitable for charging electric vehicles

1. Residential Development

Houses	Where houses are provided with a garage, driveway or dedicated parking bay, one standard EV Charging Unit* should be provided per dwelling.
Flats (non-dedicated parking bays)	Where flatted development has integrated parking bays (under croft or parking court) proposals should include at least one dedicated bay with Fast EV Charging Unit to service the development.

2. Non-Residential Development

For non-residential developments where car parking is provided, at least 10% of those bays should have ULEV charging point. Rapid charging points for

electric vehicles, should be provided where the local electricity network is technically able to support this.

11.489 National policy in the form of Planning Policy Wales sets an agenda which seeks to progress towards a shift to low or zero emissions means of road transport. In this respect, it recognises the role of electrical charging points in delivering that shift^[1].

11.490 In taking this view it advocates adopting a sustainable approach which balances short-term needs against long-term objectives in relation to considerations such as reduced public exposure to airborne pollution, noise pollution etc. as part of the preparation of development plans.

11.491 As reflected in figure 12 below, Welsh Government policy sets out a sustainable transport hierarchy in relation to new development. This hierarchy recognises the role of Ultra Low Emission Vehicles in decarbonising transport, particularly in rural areas^[2].



Figure 12: The Sustainable Transport Hierarchy for Planning

11.492 This LDP recognises the diversity of communities across Carmarthenshire noting in particular the largely rural characteristics that typify much of its area. As reflected in PPW such areas often require different approaches to sustainable transport with new development needing to reflect local circumstances. For example, in developing the LDP strategy regard has been had to the potential for growth within rural areas and the identification of sites has had regard to the hierarchy including measures to encourage the use of Ultra Low Emission Vehicles. In this regard the above policy provides a clear focus on

^[1] Planning Policy Wales: Edition 10 – Paragraph 6.78

^[2] Planning Policy Wales: Edition 10 – Paragraph 4.1.11

access to such vehicles as a positive policy objective for developments across the authority including in rural communities.

11.493 The Plan recognises the impacts of climate change and the move to decarbonisation with the need to promote access to alternative means of transport in accordance with the provisions of national policy. 35% of Carmarthenshire's residents live in rural areas with 65% of the land area classified as rural. The rural nature of much of Carmarthenshire has therefore been a key consideration in developing the strategy and the distribution of growth.

11.494 Rurality is a particular challenge for public transport, with the sparse populations in most rural areas and communities, served by a low frequency service.

11.495 Whilst it is recognised that the promotion of sustainable transport and indeed the eventual decarbonisation of transport can be achieved in many urban areas it must not further dislocate the connections between urban and rural communities^[3]. In relation to our communities within rural areas the Plan seeks to deliver a sustainable development in a way

^[3] Re-energising Wales: Decarbonising Transport in Wales – Institute of Welsh Affairs (June 2018)

which references and integrates new and alternative transport approaches including the promotion of ultra-low emission vehicles. Where a home has a dedicated parking space in the form of a garage or a driveway/parking bay as a minimum requirement a 16 Amp socket should be provided either in a garage or in close proximity to a dedicated car parking place. In the absence of a garage, a wall mounted external socket should be provided.

11.496 Proposals for non-residential and commercial developments should include as a minimum requirement charging points for 10% of car parking spaces. In implementing this requirement regard will be had to the provisions of PPW Edition 10: Paragraph 4.1.39. Note:32 Amp socket. Commercial standalone charging units provide 2 chargers.

CCH3: Water Quality and Protection of Water Resources

Proposals for development will be permitted where they do not compromise or lead to a deterioration in either the water resource or the quality of controlled waters. Proposals will,

www.iwa.wales/wp-content/uploads/2018/06/IWA_Decarbonising_Transport-1.pdf

where appropriate, be expected to contribute towards improvements to water quality.

Watercourses will be safeguarded through ecological buffer zones or corridors to protect aspects such as riparian habitats and species, water quality, and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on nature conservation, fisheries, public access, or water related recreation use of the rivers in the County.

Development proposals must make efficient use of water resources and where appropriate, contribute towards improvements to water quality. SuDS must be implemented where appropriate with approval required through the Sustainable Drainage Approval Body (SAB).

11.497 Water as a resource is extremely valuable and matters such as pollutants, flood prevention, groundwater and the protection and the enhancement of aquatic ecosystems are all important considerations reflected by legislation and guidance. The Water Framework Directive (2000/60/EC) (WFD) sets out the requirements in relation to the water environment and full regard should be had to its content.

11.498 Water pollution and consequent poor water quality can be from a single source, or from diffuse sources, such as from agricultural and urban runoff. The WFD has provided the opportunity to work with partner

organisations, particularly Natural Resources Wales, to recognise the need to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. River Basin Management Plans (RBMP) have been prepared which set out environmental objectives and standards, and a programme of measures by which they can be achieved.

11.499 Dwr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW continue to meet increased demand for sewerage services through legislative and regulatory mechanisms, and supply/demand investment as set out within the Asset Management Programme (AMP). The AMP investment will support future growth and regeneration.

11.500 With regards to the Carmarthen Bay and Estuaries European Marine Site (CBEEMS), reference should be made to Policy INF4. The Burry Inlet SPG has been prepared to elaborate upon this Plan. It seeks to balance environmental and developmental considerations with a view to facilitating the delivery of growth within the revised LDP up to 2033.

11.501 The recognition that there are environmental considerations in relation to growth is a key concept of sustainable development. Given that the impact of the Plan's allocations and commitments has already been considered by the Authority and deliverability established, this

Policy simply provides a means to explore project or application level matters on a site by site basis, as and where appropriate. This Policy seeks to provide the Authority with a means to consider the merits of proposals that come forward within the Plan period that are not currently identified within the Plan.

11.502 Water quality can be improved through a number of measures including the effective design, construction and operation of sewerage systems, the use of wetlands or greenspace for flood alleviation, and the use of SuDS. The promotion of agricultural good practice would also contribute to improvements in quality. Where appropriate and applicable to the planning system, this Plan identifies measures that can be taken forward.

11.503 Proposals should seek wherever possible to incorporate water conservation techniques including rainwater harvesting and grey-water recycling.

11.504 The water resources requirements for Carmarthenshire are supplied entirely by DCWW, and the county lies within the Tywi conjunctive use system (Tywi WRZ). The most recent DCWW Resource Management Plan predicts that the Tywi WRZ will be in surplus throughout the period of the LDP, based on the projected increase in household numbers within Carmarthenshire of 14.6% between 2014 and

2039, with an increase from 82,751 to 89,532 between 2018 and 2033. This overall growth forecast exceeds the growth provided for in the LDP.

11.505 Matters relating to abstraction and water supply will need to be continually monitored, to ensure that the growth identified within this LDP is commensurate with the availability of the resource, over and above the protection allowed through this policy.

11.506 The Council will continue to work with and consult NRW and DCWW on development proposals as appropriate. The Council will also consult NRW on development proposals in the vicinity of river corridors and estuaries. Prospective developers should seek the advice and consent of NRW when appropriate. Where proposals relate to a main river or ordinary watercourse, the requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity.

11.507 As always, proposals should satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment, most notably in relation to sites of international importance to nature conservation. There are particular opportunities to acknowledge and embrace green infrastructure as part of a placemaking approach.

CCH4: Flood Risk Management and Avoidance

Proposals for development located within areas of identified flood risk will only be permitted in exceptional circumstances, where:

- a) In areas at risk of fluvial, pluvial, coastal and reservoir flooding, where it can be demonstrated that the development meets the justification tests set out within National Policy⁵⁴ and is supported by robust technical evidential statement.
- b) Where it would not have a detrimental effect on the integrity of existing fluvial, pluvial or coastal flood defences, or would impede access to existing and future defences for maintenance and emergency purposes;
- c) it would not lead to an unacceptable increase in the risk of flooding on the site or elsewhere will not be permitted; or,
- d) In areas subject to flood risk from localised sources, a drainage strategy is submitted which demonstrates to the Council's satisfaction that the impacts can be managed or alleviated.

Proposals should seek to incorporate effective and environmentally sympathetic flood risk mitigation measures, such as SuDS.

Proposals where there is the potential for floodplain reconnection should be incorporated into the development to

ensure that opportunities are maximised, and that floodplain storage and water flow are not adversely affected.

11.508 The majority of Carmarthenshire's settlements are located by rivers or the coast. This reflects the historical development pattern and whilst the Plan cannot influence the spatial patterns of the past, it can help shape the decisions with the wellbeing of future generations in mind.

11.509 Whilst an understanding and recognition of river and tidal flooding has been implicit in planning practice for many years, there is now an increasing awareness of other sources of flooding – notably surface water. These other sources can impact upon settlements that are not close to a river or the coast.

11.510 The policy, and the strategic direction of the Plan recognises and reflects the need for a sustainable approach to flood risk. As such, this Plan priorities the protection of the undeveloped or unobstructed floodplain from development and seeks to prevent the cumulative effects of incremental development⁵⁵. However, it also seeks to recognise that the dynamics of flood risk are complex and extend beyond the on-site connotations in respect of the siting of an individual development.

⁵⁴ As identified within Technical Advice Note 15 (2004) – Development Advice Maps

⁵⁵ Planning Policy Wales Edition 10: Paragraph 6.6.25

11.511 The Plan has regard to the provisions of national planning policy on flood risk and a precautionary approach has been taken in formulating policies which identify land use allocations and site specific proposals. The Plan also looks to recognise the dynamic nature of flood risk but also their vital contribution to the environmental qualities, biodiversity, green infrastructure network, and the intrinsic landscape value of the County.

11.512 The contribution of natural channel processes is recognised and the policy encourages floodplain reconnection. Consequently, developments and notably new infrastructure should be designed in a way which does not result in the net loss of floodplain storage, impede water flows or increase flood risk elsewhere⁵⁶. Regard should be had to the Working with Natural Processes (WWNP) Floodplain Reconnection Potential⁵⁷.

11.513 National policy in respect of flood risk is set out within Technical Advice Note 15: Development and Flood Risk (2004). The fluvial and tidal flood risk areas are set out on the accompanying Development Advice Maps (DAM). These areas are categorised as 4 zones, namely Zone A, Zone B, and more notably Zones C1 and C2 which are more susceptible to flooding.

⁵⁶ Planning Policy Wales Edition 10: Paragraph 6.6.26

11.514 Development will only be considered in areas at a high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15. Only less vulnerable development will be permitted within Zone C2. Where a development is proposed in an area of identified flood risk an accompanying technical evidential statement must be provided to satisfy the provisions of TAN15 and show clearly that the new development will alleviate the threat and consequences of flooding.

CCH5: Renewable and Low Carbon Energy in New Developments

Development proposals that connect to existing sources of renewable energy, district heating networks, or use low carbon technology will be supported.

Development proposals that include: residential development of 100 or more homes; or development with a total floorspace of 1000sq m or more; will be required to submit an Energy Assessment to determine the feasibility of incorporating such a scheme, and where viable, would be required to implement the scheme.

⁵⁷

<http://lle.gov.wales/catalogue/item/WWNPFloodplainReconnectionPotentialWales/?lang=en>

Major developments that consume significant energy will be encouraged to facilitate the development of, and/or connection to proposed District Heating and Cooling Networks.

11.515 This policy seeks to encourage the incorporation of renewable and low carbon energy in all new developments.

11.516 An Energy Assessment will investigate the potential to incorporate and use low carbon technology, or to use existing sources of renewable energy or district heating networks. Assessments will be required to demonstrate how the development can make a contribution towards increased levels of energy generation from renewable or low carbon sources.

11.517 Further guidance will be provided in the Renewable and Low Carbon Energy Supplementary Planning Guidance.

CCH6: Climate Change – Forest, Woodland and Tree Planting

Support will be given to proposals for the creation and protection of new woodland, forests, tree belts and corridors where they seek to promote delivery of the national and local climate change and decarbonisation ambitions.

Proposals for tree planting which seeks to contribute to a reduction of flood risk will also be supported.

11.518 The Welsh Government has identified a target to increase woodland cover in Wales by at least 2,000 hectares per annum from 2020. This policy seeks to reflect this national objective and the commitment to the creation of a national forest. There are opportunities to create links to green infrastructure, incorporate active travel facilities and enhance tourism and leisure opportunities, as well as promoting enhanced biodiversity, connectivity and ecosystems resilience.

11.519 Trees, forest and woodland provides a range of ecosystem services, such as improving air quality, providing a cooling effect and shade in summer, reducing noise, carbon sequestration and increasing resilience to climate change trees, forests and woodlands also offer aesthetic and amenity value, and can act as landmark features within our settlements and open countryside. They contribute to nature conservation and increase biodiversity, and often have historic and recreational value. They also help to generate a feeling of ‘well-being’.

11.520 The planting of trees, woodlands and forests can assist in tackling issues around flood risk, providing a soft engineering solution which can

be undertaken in isolation or in conjunction with hard infrastructure (man-made structures).

11.521 Trees are recognised as a reducer of flood risk from the top to bottom. The leaves reduce flooding in two ways: evaporation; and, slow the flow rate of water into rivers. Whereas the roots assists in draining water reducing the amount reaching the river, whilst also holding soil in place reducing soil entering the river and affecting its flow. Proposals will be expected to demonstrate how they will contribute to flood risk alleviation.

11.522 The Plan supports the planting of a type, scale, design, age composition and species mix that is appropriate to the locality. Proposals will be required to consider the impact on the landscape or nature conservation value of an area or its built historic heritage. Where an impact is adverse the proposal will not be supported.

Strategic Policy – SP16: Sustainable Distribution – Settlement Framework

The provision of growth and development will be directed to sustainable locations in accordance with the following spatial framework.

	Cluster 1	Cluster 2	Cluster 3	Cluster 4	Cluster 5	Cluster 6
Tier 1 – Principal Centre	Carmarthen	<ul style="list-style-type: none"> Llanelli 	<ul style="list-style-type: none"> Ammanford/ Crosshands 			
Tier 2 – Service Centre	<ul style="list-style-type: none"> Pontyates / Meinciau / Ponthenri Ferryside 	<ul style="list-style-type: none"> Kidwelly Burry Port Pembrey Hendy / Fforest Llangennech Trimsaran/ Carway 	<ul style="list-style-type: none"> Brynamman Glanamman / Garnant Pontyberem / Bancffosfelen 	<ul style="list-style-type: none"> Newcastle Emlyn Llanybydder Pencader 	<ul style="list-style-type: none"> Llandovery Llandeilo / Rhosmaen / Ffairfach Llangadog 	<ul style="list-style-type: none"> St Clears/ Pwll Trap Whitland Laugharne
Tier 3 – Sustainable Villages	<ul style="list-style-type: none"> Cynwyl Elfed Llanybri Llansteffan Bronwydd Cwmffrwd Llangyndeyrn Brechfa Llangain Idole / Pentrepoeth Peniel Alltwalis Llanpumsaint Llandyfaelog Rhydargaeau Llanarthne Capel Dewi Nantgaredig Pontargothi Llanddarog Porthyrhyd Cwmdud 	<ul style="list-style-type: none"> Mynyddgarreg Five Roads / Horeb Llansaint / Broadway 	<ul style="list-style-type: none"> Carmel Cwmgwili Foelgastell Ystradowen Llannon Llanedi 	<ul style="list-style-type: none"> Drefach / Felindre Waungilwen Llangeler Pentrecwrt Saron/Rhos Llanllwni Cwmann Capel Iwan Llanfihangel ar arth Trelech Pontyweli Cenarth New Inn 	<ul style="list-style-type: none"> Caio Ffarmers Llansawel Talley Cwrt Henri Llanfynydd Llanwrda Cwmifor Salem Abergorlech 	<ul style="list-style-type: none"> Llanboidy Glandy Cross Efailwen Llangynin Meidrim Bancyfelin Llangynog Pendine Llanddowror Llanmiloe

	Cluster 1	Cluster 2	Cluster 3	Cluster 4	Cluster 5	Cluster 6
Tier 4 – Rural Villages (No development limits)	<ul style="list-style-type: none"> ▪ Hermon ▪ Abernant ▪ Blaenycloed ▪ Bancycafel ▪ Nantycaws ▪ Croesyceiliog ▪ Crwbin ▪ Felingwm Uchaf ▪ Felingwm Isaf ▪ Llanegwad ▪ Pontantwn ▪ Nebo ▪ Talog ▪ Penybont ▪ Whitemill ▪ Pont-newydd ▪ Pontarsais 	<ul style="list-style-type: none"> ▪ Cynheidre ▪ Four Roads ▪ Penymynydd 	<ul style="list-style-type: none"> ▪ Capel Seion ▪ Derwydd ▪ Heol Ddu ▪ Maesybont ▪ Milo ▪ Pantllyn ▪ Pentregwenlais ▪ Temple Bar ▪ Cefnbrynbrain ▪ Rhosamman ▪ Drefach (Llandyfan) ▪ Stag and Pheasant ▪ Mynyddcerrig 	<ul style="list-style-type: none"> ▪ Penboyd ▪ Drefelin ▪ Cwmpengraig ▪ Cwmhiraeth ▪ Pentrecagal ▪ Gwyddgrug ▪ Dolgran ▪ Bancyffordd ▪ Bryn Iwan ▪ Pencarreg 	<ul style="list-style-type: none"> ▪ Ffaldybrenin ▪ Crugybar ▪ Cwm-du ▪ Ashfield Row ▪ Felindre (Llangadog) ▪ Cyngordy ▪ Golden Grove ▪ Broad Oak ▪ Trapp ▪ Manordeilo ▪ Penybanc ▪ Felindre, (Dryslwyn) ▪ Dryslwyn ▪ Rhydcymerau ▪ Waunystrad Meurig ▪ Bethlehem ▪ Capel Isaac ▪ Llangathen ▪ Llansadwrn ▪ Rhandirmwyn ▪ Porthyrhyd ▪ Pumsaint ▪ Cilycwm 	<ul style="list-style-type: none"> ▪ Cwmfelin Mynach ▪ Cwmbach ▪ Blaenwaun ▪ Llanglydwen ▪ Cwmfelin Boeth ▪ Cross Inn ▪ Llansadurnen ▪ Broadway ▪ Red Roses ▪ Llanfallteg

Table 11: Settlement hierarchy

11.523 The Plan seeks to distribute growth and development spatially across the County, with settlements allocated to one of 6 clusters within the hierarchy. The cluster based approach is flexible in apportioning new growth and avoids any assumption that every settlement in every tier must contribute towards growth. Regard has also been given to cross boundary settlements, and how they impact on the role and function of Carmarthenshire's border settlements. These include: Pontarddulais, Lampeter, Adpar, Narberth and Llandysul. Reference is made to the evidence base in relation to housing distribution.

11.524 Whilst the majority of development will be directed to the top tiers of the settlement hierarchy, the diversity of the County is recognised and regard will be given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4) and non-defined settlements, new housing development will be limited to small scale opportunities. Reference is made to Policy HOM3 and HOM4 of this Plan.

11.525 Whilst the above refers specifically to residential growth, the settlement framework will, in conjunction with specific policies, also guide the consideration of appropriate sustainable locations - with access to services and facilities - and scale of other developments (including employment).

11.526 The following sets out an indicative outline on the nature of development likely by tier including their scale and type:

Principal Centres

Strategic Sites
Large and small scale Employment Areas
Housing Allocations
Small housing sites (under 5 homes);
Affordable Housing Provision on sites of 5 or more units
Windfall housing opportunities

Service Centres:

Small Scale Employment Areas
Housing Allocations
Affordable Housing Provision on sites of 5 or more units
Small housing sites (under 5 homes);
Windfall housing opportunities

Sustainable Villages:

Housing Allocations
Affordable housing on sites of 5 or more units
Small housing sites (under 5 homes);
Windfall housing opportunities
Small Scale Rural Exceptions Schemes for Affordable Housing adjoining settlement boundaries

Rural Villages (No Development Limits):

Small sites – housing through infill or logical extensions/rounding off.
Small Scale Rural Exceptions Schemes for Affordable Housing

Non Defined Rural Settlements:

Local needs affordable housing and Small Scale Rural Exceptions Schemes for Affordable Housing.

SD1: Development Limits

Development Limits are defined for those settlements identified as Principal Centres, Service Centres and Sustainable Villages within Strategic Policy SP16.

Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies and other material planning considerations.

11.527 In preparing this Plan, development limits have been defined across all settlements within Tiers 1, 2 and 3 in order to:

- Prevent inappropriate development in the countryside and provide certainty and clarity as to where exceptions proposals (adjacent to limits) may be considered appropriate;
- Prevent coalescence of settlements (or separate parts of the same settlement), ribbon development or a fragmented development.
- Identify those areas within which development proposals would be permitted (see above); and,
 - Promote effective and appropriate use of land concentrating growth within defined settlements.

11.528 Not all land on a Proposals Map and Inset Maps is identified for a particular development, or the subject of a specific policy. Significant areas of land can appear as un-annotated land in the Plan. Proposals for development will be considered on their individual merits against the provisions of this LDP, and other material considerations.

Strategic Policy – SP 17: Transport and Accessibility

Sustainable and deliverable development requires an integrated, accessible, reliable, efficient, safe and sustainable transport network to underpin delivery. The Plan therefore contributes to the delivery of a sustainable transport system and associated infrastructure through:

- 1. Reducing the need to travel, particularly by private motor car;**
- 2. Addressing social inclusion through increased accessibility to employment, services and facilities;**
- 3. Supporting and, where applicable, enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encouraging the adoption of travel plans) and active travel through cycling and walking;**
- 4. Re-enforcing the function and role of settlements in accordance with the settlement framework;**
- 5. Promoting the efficient use of the transport network;**
- 6. Enhancing accessibility to places of employment, homes, services, facilities and other significant trip generating proposals at locations with access to appropriate transport infrastructure;**
- 7. The incorporation of design and access solutions within developments to promote accessibility;**
- 8. Providing walking and cycling routes, linking in with active travel and green infrastructure networks;**
- 9. Providing for new technological solutions through Ultra Low Emission Vehicles Charging Points in new developments; and,**

10. Adopting a sustainable approach to the design, function and layout of new development, including providing appropriate levels of parking.

11.529 The LDP and the Policy recognises the role that movement, connectivity, legibility and their associated transport links play, particularly across a county as diverse as Carmarthenshire. The LDP strategy reflects and promotes the principles of sustainability and accessibility to essential services and facilities with the aim of achieving viable, self-supporting settlements and sustainable communities thus increasing social inclusion, cohesion and economic diversity and vibrancy. The settlement framework reflects the sustainability of settlements and the sustainable transport hierarchy by locating the majority of development where services, jobs, shopping and leisure facilities are located, but also recognising the diversity of the County and its rural communities including the rural areas. The County and its transport network is diverse, with the network connecting people and services, including the highway, public transport, pedestrian and cycle routes and PROWs (including bridleways).

11.530 In achieving the above, the strategy has regard to the highway and rail network along with accessibility to public transport and the potential for growth of settlements reflecting their levels of accessibility. In urban settlements the nature of their connectivity and frequency of transport is reflected through the settlement hierarchy. However, even within some of these settlements there is an inconsistency in the availability of an active

travel network. Across the more rural areas and their communities, a lack of public transport access and the links afforded through active travel networks is inevitably more fragmented consequently this needs to be balanced against a development's potential contribution towards sustaining that community and the rural economy of the area.

11.31 The Plan will seek to guide development in the rural parts of the County to within and adjoining defined settlements, as opposed to sporadic countryside locations except where in accordance with the policies of this plan.

11.532 The Policy highlights the need for improvements to, and expansion of, Active Travel and public transport as part of proposals for development. This reflects the move away from the use of the private motor car. The Policy however also seeks to reflect the potential in terms of reducing harmful emissions through the introduction of Ultra Low Emission Vehicle Charging points in new development (reference should be made to Policy: CCH2).

11.533 This seeks in part to respond to the diversity of the County, accessibility and the aim of reducing the need to travel (and reducing CO2 emissions) and this remains a challenge for a large part of Carmarthenshire. This challenge is particularly evident when addressing the need to sustain rural areas, and to ensure that their communities do not

suffer social exclusion. This must also relate to a realistic acceptance that the motor car remains an important means of travel in such areas.

11.534 Minimising travel may also be possible through an integrated transport strategy and the development of self-sustaining communities (including the availability of services and facilities) and the availability of alternatives through appropriate initiatives such as 'Bwcabus'. It is recognised that developing public transport as a viable and credible alternative to the use of the private car will assist in the reduction of congestion on key transport corridors. It is however also recognised that as technology progresses the potential impact or otherwise of the private car itself will change.

11.535 The LDP seeks to positively promote solutions which encourage access to technological changes, including electric charging points, in promoting a reduction in harmful emissions and enhancing social inclusion and accessibility.

11.536 Where a scheme is identified as requiring further feasibility, design and preparation it is not identified within the LDP. This reflects the potential for an absence of clear indications of delivery.

11.537 The role of the County as a centre for cycling in Wales is recognised and the Council's Cycling Strategy will be considered and where

appropriate reflected as the LDP progresses. In this respect, the role of the cycling network as an economic driver and leisure and tourism asset is recognised. Similarly, its contribution to the promotion of accessibility and benefits to our communities are also recognised, as is the contribution of the public footpath network and bridleways.

11.538 The following table identifies the primary road network, including trunk roads, and the core network. These routes are identified on the constraints map as corridors for movement.

Primary and Core Road Networks

Primary Road Network (corresponds to the identified Strategic network):

M4	A484	A40 (T)
A48	A476	B4310
A4138	A477 (T)	B4335
A474	A4878	B4336
A483 (T)	A4069	B4459
A48 (T)	A482	B4039
A486	A485	B4317

Core Road Network (corresponds to the identified Highway network):

A4066	B4304	B4556
A4068	B4306	B4301
B4299	B4300	B4303
B4333	B4328	B4314
B4310	B4312	B4297

B4337
B4302

B4308
B4368

TRA1: Transport and Highways Infrastructural Improvements

Transport routes, improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported.

The improvements to the highway infrastructure as part of the Cross Hands Economic Link Road will be safeguarded with the route identified on the proposals map.

Proposals which maintain and enhance an integrated sustainable transport network will also be supported where they accord with the policies and provisions of this Plan. Development proposals which do not prejudice the efficient implementation of any identified improvement or scheme will be permitted.

11.539 The Regional Transport Plan identifies the Cross Hands Economic Link Road as a Transformational connectivity project for the Swansea Bay City Region.

11.540 Significant progress has been made in the delivery of the Cross Hands Economic Link Road (ELR) with Phase 1 opening as part of facilitating the Cross Hands East Strategic Employment Site. A further

phase between Llandeilo Road and Penygroes is under construction and nearing completion. The final phase between Black Lion Road and Penygroes has planning permission and provides an opportunity to facilitate further development of the former Emlyn Brickworks site in Penygroes. This scheme includes associated earthworks, drainage, lighting, signing etc. together with accommodation works and associated environmental mitigation works.

11.541 The ELR will ease congestion at the A48 Cross Hands Roundabout which is part of the Trans European Network (TENS) as well as improve safety at the "6 ways" junction in Gorslas. The scheme will provide a key link in the highway network to Llandeilo as part of the Swansea to Manchester trunk road.

11.542 The new link road from A40 dual carriageway to College Road near Parc Dewi Sant and Trinity St. David's University was opened in March 2019. This allowed access to education and employment sites as well as delivering infrastructure for future housing growth and facilitating the Yr Egin (S4C) development (see Policy SP5: Strategic Sites).

11.543 Ammanford Distributor Road Phase 2 is identified as part of a long term proposal to assist in economic regeneration of the wider Ammanford and Amman Valley areas. Whilst the LDP does not safeguard or identify this route, it recognises its status within the Joint Transport Plan and the

Council will monitor any progress towards its delivery. The absence of clear indications of delivery and a defined alignment dictate that it is not identified within the Policy or on the proposal map.

11.544 Further schemes identified within the Regional Transport Plan for Carmarthenshire 2015 – 2020 include those schemes listed for 2020 – 2030 and will be reviewed in light of progress updates emanating from the Joint Transport Plan and future strategies:

- Ammanford Economic Regeneration Infrastructure (Wind St/Tirydail) – Junction improvements (completed 2019)
- Carmarthenshire Strategic Transport Corridors and Interchanges - ongoing improvements to main Bus Corridors.
- Carmarthenshire Walking and Cycling Linkages - Continued development of a comprehensive network of Walking & Cycling Linkages such as the Amman Valley Cycleway, Carmarthenshire employment routes and the National Cycle Network to improve access to employment, education and other services as well encouraging tourism and healthy lifestyles.
- A4138 Access into Llanelli incorporating Llanelli/M4 Park and ride/share – Subject to further design and implementation of preferred options from 2019/20.

- Towy Valley Transport Corridor (Towy Valley Cycleway) - Cycleway with links to key attractions including the market towns of Carmarthen and Llandeilo with a phased approach to implementation with the initial phase under construction.
- Llanelli Integrated Transport Interchange – In the Station Road/Copperworks Road areas, this represents a key focal point for transport interchange between a number of modes including the Town's railway station, key commercial bus routes and a park and ride (rail) facility.
- Sustainable Travel Centres - May include EV charging infrastructure, targeted home zones, interchange improvements, cycle racks and employment centred sustainable travel routes
- Access to Pembrey Country Park - Replace/upgrade the existing single lane road over the Rail Bridge which currently serves Pembrey County Park (PCP).

TRA2: Active Travel

Proposals which enhance walking and cycling access by incorporating the following within the site, and/or making financial contributions towards the delivery of off-site provision, will be supported:

- a) **Permeable, legible, direct, convenient, attractive and safe walking and cycling routes connecting the development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities; and, leisure opportunities;**
- b) **Improvements, connections, and/or extensions to: footpath network and existing PROWs (including bridleways); cycle network and routes; Safe Routes to School; and, routes forming part of the Green Infrastructure network; and**
- c) **Facilities that encourage the uptake of walking and cycling, including: appropriate signage; secure and convenient cycle parking; and changing and associated facilities.**

Proposals which have a significant adverse impact on PROW or existing routes identified through the Active Travel (Wales) Act 2013 will be expected to contribute to the delivery the Council's Active Travel Plan.

11.545 Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services⁵⁹.

⁵⁹ Planning Policy Wales Edition 10: paragraph 4.110

11.546 The Plan seeks to promote accessibility to alternative means of transport to help reduce car use, and to support the Council in fulfilling its legal duty under the Active Travel (Wales) Act 2013 to develop, improve and maintain local walking and cycling networks. Proposals will be encouraged to use Standards of good practice including the Active Travel Act Design Standards and other relevant guidance to ensure the design principles reflect and deliver Active Travel. Regard should also be had to the Council's Highways Design Guide.

11.547 In utilising this policy regard should be had to the provisions of the LDP on placemaking and Green Infrastructure. In this respect, the Plan emphasises a commitment to quality environments and design, with active travel and walking and cycling as important components.

11.548 Proposals within rural areas should reflect the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys⁶⁰.

⁶⁰ Planning Policy Wales Edition 10: paragraph 3.35

TRA3: Gwili Railway

Proposals will be permitted where they do not prejudice the following in relation to the Gwili Railway:

- a) The extension of the Gwili Railway northwards to Llanpumsaint;**
- b) The provision of a new station at Glangwili, Carmarthen.**

11.549 Proposals for the Gwili Railway will be considered in light of their effect on local traffic conditions, on the quality of the environment and infrastructural requirements.

11.550 The Gwili Railway is an important tourist attraction and the Council will support the long-term proposals to extend the line northwards ultimately to Llanpumsaint and the provision of a new station as identified within the Policy.

11.551 The safeguarded areas and routes are shown on the Proposals Map.

TRA4: Redundant Rail Corridors

Proposals for development which do not prejudice the re-use of redundant rail corridors for potential future recreational and rail development purposes will be supported.

11.552 The Plan area has a number of former railway lines which offer considerable benefit for recreational activities including cycle routes, footpaths and bridleways. Consideration also needs to be given to the potential future re-use of rail routes when considering proposals, which may impact upon the continuity and availability of the route.

11.553 Where a development proposal is likely to raise issues in respect of highway capacity of the network, contributions may be required to facilitate appropriate works as part of the granting of any permission.

11.554 In using this policy, reference should also be made to Policy PSD1: Sustainable and High Quality Design and to the content of the Highways Design Guide which will be adopted as SPG.

TRA5: Highways and Access Standards in Development

Proposals for development will be permitted where they:

- a) Incorporate the necessary access standards reflecting the road classification and conditions;**
- b) Include appropriate visibility splays and design features necessary to ensure highway safety and that the ease of movement is maintained, and enhanced where required;**
- c) Do not generate unacceptable levels of traffic which has a detrimental impact on the surrounding road network, highway safety, or would cause significant harm to the amenity of residents.**
- d) Will not result in offsite congestion in terms of parking or service provision.**

Strategic Policy SP 18: Mineral Resources

The County's identified mineral resources will be sustainably managed by:

- a) Ensuring supply by maintaining an adequate landbank of permitted aggregate reserves (a minimum 10 years for hard crushed rock, and a minimum 7 years for sand and gravel) throughout the Plan period;**
- b) Encouraging the efficient and appropriate use of high quality minerals and maximising the potential for the re-use and recycling of suitable minerals as an alternative to primary won aggregates;**
- c) Safeguarding areas underlain by minerals of economic importance where they could be worked in the future to ensure that such resources are not unnecessarily sterilised by other forms of development;**
- d) The use of buffer zones to reduce the conflict between mineral development and sensitive development;**
- e) Securing appropriate restoration which can deliver specific environmental and community benefits.**

11.555 The LDP will seek to ensure that the County provides mineral resources to meet society's needs and that such resources, are safeguarded from sterilisation. In doing so, the LDP seeks to ensure that a proper balance is struck between this fundamental requirement, the need to ensure a prudent use of these finite resources, and the protection of existing amenity and the environment.

11.556 Carmarthenshire has a wide variety of mineral resources as a result of its complex geology. The main feature in the south of the County is the broad sweep of the Coal Measures outcrop, fringed to the north by Carboniferous Limestone. Limestone quarrying is the largest of the extractive industries in the County. The northern parts of the County are underlain by older rocks of Ordovician and Silurian age, mainly sandstones, shales and slates. The economic significance of these is variable.

11.557 The South Wales Regional Technical Statement (RTS) 2014 sets out the contribution that each constituent local authority should make towards meeting the regional demand for aggregates (both hard crushed rock, and sand and gravel). The County's landbank figures for crushed rock is notably in excess of the minimum requirements set out in Minerals Technical Advice Note (MTAN) 1: Aggregates, and consequently there is no requirement to allocate new sites for mineral development. The position regarding the landbank for sand and gravel is different as the apportionments and allocations for land-based sand and gravel within Carmarthenshire have been combined with Pembrokeshire, Pembrokeshire Coast National Park and Ceredigion. The RTS states there is an under provision of 2.94 million tonnes of sand and gravel reserves within the region of Carmarthenshire, Ceredigion and Pembrokeshire (including the National Park) to cover the period up to 2033 and that these authorities should work collaboratively to address the shortfall and identify specific sites.

11.558 Both Carmarthenshire and Pembrokeshire County Councils have sought to address the shortfall in sand and gravel reserves later in the Revised Plan period and are working together to achieve this through the potential allocation of a site(s).

11.559 There is a clear direction from the Welsh Government to avoid the continued extraction and consumption of fossil fuels. Therefore, the Authority does not propose to safeguard coal resources. The Council is required to notify the Welsh Government in the event of proposals for coal or petroleum operations that it is not minded to refuse.

MR1: Mineral Proposals

Proposals for mineral extraction will be permitted where there is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material, and where they would not result in any significant adverse impacts upon public health, the environment, local amenity and the local transport network. Applications for minerals proposals will be assessed against the following criteria:

- a. Suitable access and transport routes have been identified and the potential for minerals to be transported by means other than road has been adequately assessed;**
- b. Noise is demonstrated to be within acceptable levels;**

- c. The best practicable means are identified to control dust, smoke, fumes and to ensure that operations do not cause a deterioration in local air quality or an unacceptable impact on public health;**
- d. Blasting is controlled within acceptable levels;**
- e. Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to be within acceptable levels;**
- f. There are no unacceptable adverse impacts upon sites of nature conservation importance, and adverse impacts upon sites of historic, cultural and landscape importance are identified and demonstrated to be minimal;**
- g. Effective mitigation measures proposed to minimise any potential effects from subsidence or land instability have been identified and demonstrated to the Council's satisfaction;**
- h. Adverse impact on landscape character and visual amenity is not significant;**
- i. Opportunities for the re-use and/or recycling of mineral waste are maximised;**
- j. Satisfactory proposals have been submitted for restoration, landscaping, after use, and after care of the site.**

11.560 The purpose of the policy is to maintain a balance between meeting national demand for minerals and minimising the potential adverse effects that could result from such operations. Minerals extraction can have positive effects on local areas and communities by providing a source of employment and contributing to the local economy, but at the same time measures have to be put in place to protect local health and amenity and

the environment from any negative effects that may result. Particular consideration should be given to the potential for impacts to groundwater and water resources and also to public health, the environment (including landscape/townscape and historic designations), local amenity, the local transport network and other environmental parameters.

11.561 It is essential to plan mineral operations which are environmentally acceptable from the outset. The use of planning controls, such as conditions, legal obligations, and monitoring and enforcement can ensure effective control of operations at mineral sites. The controls should be used where they are necessary and relevant to the individual circumstances under consideration. Acceptable levels of impact will vary at different mineral sites and will be dependent upon a number of factors. It will be up to the Authority to determine these in respect of each individual planning application.

MR2: Mineral Buffer Zones

Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working.

New sensitive non-mineral development will not normally be permitted within the identified buffer zones. All buffer zones have been identified on the proposals map.

⁶¹ Minerals Technical Advice Note 1: Aggregates

11.562 Buffer zones are used to provide areas of protection around permitted mineral workings where new development which would be sensitive to adverse impact, including residential areas, hospitals, schools, should be resisted. The identification of buffer zones will ensure that there is clear guidance on the proximity of mineral operations to sensitive land uses, and that the potential impact of mineral workings is recognised and planned for in the area around the mineral operations.

11.563 The buffer zone distances of 200m (minimum) around hard rock quarries and 100m (minimum) around sand and gravel extraction sites are set out in *MTAN1: Aggregates*,⁶¹ and 500m buffer zones around coal working sites is set out *MTAN2: Coal*.⁶² Exceptions to these distances will be considered in accordance with the provisions set out in *MTANs 1 & 2*.

MR3: Mineral Safeguarding

Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate identified within the mineral safeguarding areas (areas of search) on the proposals map unless:

- a. The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including**

⁶² Minerals Technical Advice Note 2: Coal

- compromising amenity and social considerations); or**
- b. The mineral resource has already been extracted; or**
 - c. The mineral can be extracted satisfactorily prior to the development taking place; or**
 - d. The development is of a temporary nature and can be completed and the site restored within the timescale that the mineral is likely to be needed; or,**
 - e. The nature and location of the development would have no significant impact on the potential working of the resource.**

11.564 PPW stresses the importance of safeguarding mineral resources that meet society's needs now and in the future. This however, does not necessarily indicate a presumption in favour of working the mineral deposits, merely that the location of the mineral is known. The safeguarded areas shown on the Proposals Map relate to the British Geological Survey (BGS) Aggregate Safeguarding Map for South West Wales.

11.565 Development on safeguarded areas may only proceed if the developer can satisfy any of the above criteria. When viewed with other relevant policies of the plan (particularly MPP1), mineral extraction will not be appropriate within or adjacent to settlement development limits. However, in cases where other forms of development are proposed in such areas (and a mineral resource worthy of safeguarding has been identified), prior extraction of the resource should be considered as part of the

application whilst ensuring that any operation does not have any unacceptable adverse impacts upon the environment, human health and local amenity.

11.566 With regard to aggregates (hard rock, and sand and gravel) identified and safeguarded on the proposals map, the extraction of mineral resources will generally not be acceptable within 200 metres of identified settlements in the LDP (for hard rock) and within 100 metres (for sand and gravel).

11.567 At present there are no marine wharves within the County. Potential future proposals, where acceptable, will be protected to safeguard marine sand and gravel supply route(s) into the area. Llanelli Sands' operational site in Burry Port (together with the associated 'marine landing site') will be identified on the Proposals map, and within Appendix 4 of extant mineral sites and safeguarded accordingly.

Strategic Policy – SP 19: Sustainable Waste Management

Provision will be made to facilitate the sustainable management of waste through:

- a) The allocation of adequate, appropriate land to provide for an integrated network of waste management facilities;**
- b) Supporting proposals for waste management which involve the management of waste in accordance with the ranking set out within in the waste hierarchy;**
- c) Supporting proposals which have regard to the nearest appropriate installation concept and principles of proximity and self-sufficiency⁶³;**
- d) Supporting proposals for new in-building waste management facilities at existing and allocated industrial sites (B2 use) which are identified as suitable for waste management facilities;**
- e) Acknowledging that certain types of waste facility may need to be located outside the development limits of settlements;**
- f) Ensuring that provision is made for the sustainable management of waste in all new development, including securing opportunities to minimise the production of waste.**

Development proposals must ensure that:

- i. There are no significant, adverse effects upon public health, the environment, local amenity and the local transport network;**
- ii. The proposal is compatible with any neighbouring uses or activities.**

The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria; and

Waste related proposals must be supported by an appropriate Waste Planning Assessment.

11.568 Planning issues which must be taken into account when preparing applications for waste developments are set out within Annex C of Technical Advice Note (TAN) 21 Waste (2014). Applications will need to demonstrate how the proposal will contribute towards meeting the objectives in the National Waste Strategy *Towards Zero Waste* and the Collections, Infrastructure and Markets Sector Plan (CIMSP). A Waste Planning Assessment (WPA) should be submitted with all applications for a waste facility classified as a disposal, recovery or recycling facility. The WPA should be appropriate and proportionate to the nature, size and scale

⁶³ Article 16 of the EU Waste Framework Directive, 2008

of the development proposed. Further advice is contained within Annex B of TAN 21 Waste.

11.569 Applicants will need to demonstrate how the waste hierarchy has been addressed in their development proposal. Departure from the waste hierarchy will need to be justified through the use of Life Cycle Assessment. This will need to be documented as part of the WPA submitted by the applicant.

11.570 Although it is difficult to accurately predict the future needs for residual mixed waste treatment, recovery and for the disposal of waste, the CIMSP sets out the continued need for increased recovery of residual mixed waste which are incapable of being recycled. Therefore, a need exists to develop more residual waste treatment and recovery facilities and to ensure that sufficient disposal capacity is maintained at a level appropriate to support the overall aims of *Towards Zero Waste*. Reference is made to the annual Waste Planning Monitoring Reports (WPMRs) for the South West Wales region (as identified in TAN 21) which provide information and recommendations on cross border working, particularly in respect of how the region's residual waste is being managed and whether there is sufficient remaining landfill capacity.

11.571 General employment sites (B2 uses) may be suitable for many of the future 'in-building' waste facilities. These facilities would cater for

industrial and commercial waste as well as local authority collected waste. Being mindful of the need to divert waste away from landfill, the opportunities offered by in-building energy from waste facilities to harness energy for heat and/or power from residual municipal waste will be permitted provided that they are compatible with neighbouring uses and meet the criteria set out above. Proposals that incorporate combined heat and power that could contribute toward district heating schemes for large developments will be encouraged. Those sites with the potential to accommodate in-building waste facilities are listed in Policy: SP6. This is in addition to the existing waste management facilities within the County which are listed in Appendix 8. Many of these, such as the Nantycaws waste management site, are well established and are likely to continue to play a role within the Plan period.

11.572 Proposals involving the recycling and re-use of inert construction and demolition wastes as well as mineral and industrial wastes, will be encouraged. Existing active mineral sites (identified on the LDP Proposals Maps, and listed in Appendix 4), or appropriate construction sites will be the preferred locations. B2 employment land allocations might also be options, for example where in-building waste transfer stations or materials recovery facilities capable of dealing with such waste can operate. Compatibility with existing employment uses will be a critical factor when assessing proposals for recycling inert wastes on B2 sites.

11.573 B2 employment sites are not suitable locations for certain types of 'open-air' waste operations, particularly landfill or open-windrow composting. Other types of waste facilities, such as civic amenity (CA) sites, are also sometimes more suited to locations away from built up areas. Proposals for open-windrow composting may be considered suitable as part of farm diversification schemes.

WM1 Sustainable Waste Management and New Development

Development proposals must ensure that provision is made for the sustainable management of waste in all new development, including storage, recycling and by securing opportunities to minimise the production of waste.

11.574 New developments have the opportunity to make a contribution towards meeting the targets set out within the National Waste Strategy for Wales *Towards Zero Waste* (TZW) by incorporating adequate facilities and space for the collection, composting and recycling of waste materials into their design. Applying such an approach will also help to encourage participation in recycling at home, at work and public spaces.

11.575 There are a number of key issues that will need to be addressed in connection with waste management that apply to all types of development:

- **Separation of waste for recycling:** incorporating recycling facilities will help to ensure that waste diversion is easy and convenient to implement;
- **Access:** it is important to design easy and convenient access for both users of waste facilities and those who collect waste. This will also help in promoting recycling and make economic provision of waste services more achievable;
- **Pollution:** It is essential that any design and layout considers the potential impact of these facilities on neighbouring properties, in terms of potential odours, noise and the attraction of vermin;
- **Safety:** Security must be addressed at the design stage to ensure any negative impact on human health is minimised;
- **Visual impact:** it is important to minimise the visual impact of waste and recycling bins and to ensure that they do not detract from the amenity and landscape quality of the area.

11.576 The Council is keen to work with developers to see innovative methods of waste management (including on-site treatment where practicable) incorporated into new residential and other developments.

11.577 Developers should ensure sufficient space is incorporated within their development for the placement of waste containers at the kerbside on collection days, and that the route between the storage area and collection

point is free from steps, kerbs or other obstructions. Road design and layout standards must take account of the Council's access requirements of waste collection vehicles.

11.578 All businesses are required to have adequate separation and storage facilities for waste. The storage area must meet health and safety requirements for access, lighting and ventilation and also be secure to prevent vandalism and fly tipping. It is also recommended that any storage is developed in consultation with the proposed service provider. Commercial premises will also be expected to recycle, therefore multiple bins/storage containers are likely to be required.

WM2: Landfill Proposals

Proposals for new landfill sites will only be permitted where they can accord with the following:

- a) Additional capacity is required within the South West Wales region (evidence must be provided to show where the material will be sourced):**
- b) The proposal conforms with the waste hierarchy, the concept of the nearest appropriate installation and self-sufficiency;**
- c) There would be no significant adverse impact on:**
 - i. The natural heritage, cultural and historic environment;**

- ii. The geology and hydrogeology of the site;**
- iii. Controlled waters, including water quality and quantity;**
- iv. The amenities of neighbouring occupiers, including the effects of traffic movement and the generation of noise, dust, fumes and odours;**
- v. The local highway network, including access, and highway safety;**
- vi. Public safety, health and well-being;**
- vii. The visual amenity of the site and its environs;**
- viii. Public utilities infrastructure and services; and**
- ix. Good quality agricultural land (Grades 1, 2 or 3a)**

The method of restoration and aftercare, and the proposed after use will need to form part of the landfill proposal and be completed within the lifetime of any permission granted.

11.579 The Welsh Government has a long term aim of eliminating landfilling as far as possible. TZW sets limits on the total amount of residual municipal waste and industrial and commercial waste sent to landfill. However, it is recognised that disposal to landfill will continue in the short to medium term. This is partly due to the way in which waste is collected, the infrastructure capacities currently in place to deal with waste, and the existence of legacy wastes (such as asbestos) and incineration residues, where no safe alternative to ultimate landfill disposal currently exists.

11.580 Each year a Waste Planning Monitoring Report (WPMR) is produced for the South West Wales region which identifies the amount of landfill capacity (voidspace) remaining within the region as a whole. The level (set out within TAN 21 Waste) at which the void in each region is considered sufficient and should be maintained is **5/7 years**. Whilst the latest WPMR for the 2018/19 period identifies sufficient capacity, if the situation changes in subsequent years then potential locations for a new landfill site will need to be considered that would serve the requirements of the region.

11.581 The last remaining landfill site in Carmarthenshire, at Nantycaws, has remaining capacity but is not operational at the present time. It is not clear if or when this situation is going to change during the course of the Plan. In terms of the local authority's collected waste, the residual element is presently being disposed of in landfills, and other treatment facilities, outside of the County (both within and outside the South West Wales region).

11.582 Proposals for new landfill sites will be evaluated in the context of the criteria set out above and with regard to detailed planning considerations set out within TAN 21 Waste - Annex C. Proposals will be carefully assessed to ensure landfill sites do not pose a serious risk to public health, the environment and neighbouring uses.

11.583 Where appropriate and feasible, developers may be required to enter into a S106 Agreement to ensure that proposals include measures to generate energy from landfill gas where methane might otherwise escape into the atmosphere. Ensuring that the restoration and aftercare of a completed landfill site (or cell) takes place to a standard agreed by the Council will also be secured via a S106 Agreement. The final landscaping must be completed by the end date of the planning permission.

11.584 An EIA must be submitted for all applications falling within Schedule 1 of the EIA Regulations and, where appropriate, will be requested for any development falling within Schedule 2.

WM3: Agricultural Land – Disposal of Inert Waste

Proposals for the deposit of imported inert waste materials for the improvement of low grade agriculture land will only be permitted where:

- a) It can be demonstrated that the improvement sought is reasonably necessary for the purposes of agriculture within the holding;**
- b) The volume of waste to be deposited is the minimum necessary to achieve the improvement sought;**
- c) Arrangements are in place for the separation and removal of any non-inert waste received in error;**
- d) The extent, thickness and final surface treatment of the deposit is compatible with the surrounding landform.**

11.585 The purpose behind the disposal of inert waste by its deposition on farmland and elsewhere has in the past, on many occasions, been to dispose of waste in the cheapest way possible and avoid payment of landfill tax, rather than to improve agricultural land quality or facilitate other necessary development.

11.586 The main purpose of the proposal should clearly be to improve land quality rather than the disposal of waste. In this regard, the quantity of waste to be deposited should be the minimum required to achieve the proposed improvement. Where this is not the case, the Council will consider the proposal under Policy WM1 above.

11.587 Inert waste is generally sourced from construction, demolition and excavation operations and can include materials such as soils, bricks and concrete. The beneficial use of this waste for agricultural land improvement, where this is necessary, can be categorised as a waste recovery operation. Waste recovery can be defined as any operation the principal result of which is waste serving a useful purpose by replacing other materials which would have otherwise been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or wider economy.

11.588 The applicant should demonstrate to the Authority's satisfaction that the proposed waste development is a 'recovery operation'. The Authority will determine whether there is a genuine need for the development, or if the activity is in fact for the 'disposal' of waste to land for any other reason. The key consideration for 'recovery operations' is that the development would have occurred in any event even if the waste was not available. If this is not the case then the operation would be classified as disposal.

11.589 The proposal must demonstrate that the quantity of waste to be used is the minimum amount required and any resulting changes to the landform would be sympathetic to the area. The development should respect the nature conservation and amenity interests of the site and surrounding area, including landscape character and visual amenity.

12. Monitoring and Implementation

Implementation

12.1 In implementing the Revised LDP, the Council will continue to work collaboratively with internal and external partners and organisations, the private sector in order to implement the vast majority of new development proposals, including employment and housing schemes. The monitoring framework notes the bodies and agencies that are likely to contribute towards delivering specific aspects of the Plan.

12.2 In order to deliver new development the existence of appropriate infrastructure including water supply, sewerage, land drainage, gas, electricity and telecommunications is vital to ensuring the delivery of the Plan's policies and proposals. In some cases, where new or improved infrastructure is required to accommodate new development, this can be provided through scheduled works undertaken by utility companies. Where infrastructure improvements are required to cater for new development but are not programmed to take place within the development's timescale, the prospective developers will need to provide or requisition the infrastructure required to allow development to go ahead.

12.3 The Council will continue to work with DCWW and NRW to ensure that new developments do not place significant pressure on existing infrastructure and do not significantly affect the environmental quality. The Council will work in partnership with these agencies and other service providers, utility companies and the private sector, to secure the required infrastructure provision at the optimal time for moving towards achieving the Plan's objectives. This will secure appropriate measures to mitigate the significant adverse effects which new development would have upon the natural environment. SPG and Development Briefs will where necessary provide more detailed information on infrastructure requirements and on working collaboratively to ensure delivery.

12.4 The ability of the private sector, and the public sector to some extent to deliver new development and associated infrastructure improvements, will be heavily influenced by external economic circumstances. For this reason, the rate of development over the plan period is likely to vary.

12.5 The Council will also work closely with Local Authorities across the region to ensure alignment between this LDP and their Strategies and in developing regional strategic arrangements, and in order to ascertain and minimise the likely in-combination effects of this Plan's proposals.

12.6 The following takes the strategic policies set out within this Revised LDP and sets out the mechanisms for their implementation. It outlines the partners and agencies, both internal and external, which will contribute towards their implementation, and where appropriate will outline the tools which will be used, such as SPG and Development Briefs etc.

12.7 The implementation of this Plan will be continually monitored and where appropriate additional mechanisms will be considered to ensure that the best processes are in place, and that the appropriate information is used to inform and guide its implementation.

Monitoring

12.8 This section outlines a monitoring framework which will be used as a tool for measuring the implementation of Revised LDP's policies and proposals. The framework comprises a series of core and local performance indicators intended to monitor the effects and success of the LDP's policies.

12.9 The information gathered through the monitoring framework will be presented in the Annual Monitoring Report (AMR) which is required to cover the preceding financial year and submitted to the WG by 31st October each year following adoption of the LDP. The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and will report on issues which impact upon the Plan's objectives. The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in the light of national policy and circumstantial changes. The findings of the AMR could result in amendments to policies in order to improve their effectiveness and in more extreme cases could result in a review of part or of the whole Plan. The report will set out the outcomes of the monitoring framework and the data gathered will, where required, provide a contextual narrative in relation to each finding.

12.10 Irrespective of the AMR's findings the Council will be required to carry out a review of the whole Plan every 4 years. This could result in the production of a replacement/revised Plan or in the alterations of aspects of the Plan.

12.11 LDP Regulations prescribe two core indicators which must be included in the AMR:

- The housing land supply taken from the current Housing Land Availability Study;
- The number of net additional affordable and general market dwellings built in the LPA's area.

12.12 These two indicators and other core indicators which are required by WG are identified by an asterisk in the monitoring framework. Contextual indicators will also be used in the AMR to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc.) which are outside of the planning system's control which influence the outcomes of the framework.

12.13 The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

Table 12: Monitoring Outcomes

Continue Monitoring (Green)
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
Officer / Member Training Required (Blue)
Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.
Supplementary Planning Guidance (SPG) / Development Briefs Required (Purple)
Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
Policy Research / Investigation (Yellow)
Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research and investigation, including the use of contextual indicators (as outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.
Review Policy (Orange)
Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate. This may result in a review of Plan policies.
Plan Review (Red)

Where the monitoring indicators suggest the Plan and its strategy is not being implemented. An Investigation into the reasons behind it not being implemented may result in a formal review of the Plan.

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
Strategic Policy - SP1: Strategic Growth							
SO3, SO10	SP1 SP3 HOM1, HOM2, HOM3		Indicator Required by Legislation: Number of net additional open market dwellings and affordable homes built in the Plan area.	To deliver 8,835 dwellings in total during the Plan period - based on an annual completion rate of 589 units and 100 affordable units per year.	Delivery of below the Plan's annual build rate / target for at least two consecutive years.	Local Planning Authority Developers Infrastructure Providers Local Housing Authority	JHLAS
	SP1		Local Indicator: Job creation. Monitored for information purposes.	No target.	No trigger.	Carmarthenshire County Council Developers/ Employers	Carmarthenshire County Council
SO1, SO2, SO3, SO13. SA1, SA2, SA14.	SP1. SG3.		Local Indicator: Production of SPG on The Pembrey Peninsula.	Adopt SPG by December 2022.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
Strategic Policy – SP 2: Retail and Town Centres							
	SP2		Vacant Retail Units of commercial properties	Vacancy rates of commercial properties within defined town centre boundary.	Vacancy levels increase	Businesses Carmarthenshire County Council	

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
Strategic Policy – SP 3: A Sustainable Approach to Providing New Homes							
SO3, SO10	SP1 SP3		Indicator required by Legislation: The housing land supply, taken from current JHLAS measured in years' supply.	Housing Land Supply of 5 or more years.	The housing land supply falls below 5 years as determined through the annual JHLAS.	Local Planning Authority.	JHLAS
SO3, SO10, SO12	SP1 SP3 HOM1		Key Indicator: The level of housing completions (private and affordable) monitored against the housing requirement.	Annual completions as per the housing trajectory.	Annual completion levels falling below the levels set out in the housing trajectory for at least two consecutive years.	Local Planning Authority Local Housing Authority Developers	JHLAS
	HOM1		Local Indicator: Number of dwellings delivered on Housing Allocations.	To deliver 6,986 dwellings on allocated sites.	The overall number of new housing units built on allocated sites which fall below the requirement for 2 consecutive years.	Local Planning Authority Local Housing Authority Developers	JHLAS
			Local Indicator: Small Sites (less than 5 units) Allowance – Number of dwellings delivered.	Monitored for information	20% +/- 88.5 dwellings permitted annually on small sites.	Local Planning Authority Local Housing Authority Developers	JHLAS

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
			Local Indicator: Windfall Allowance – number of dwellings delivered on windfall sites (excluding small sites allowance).	Monitored for information	20% +/- 89.5 dwellings permitted annually on windfall sites (+5 no.).	Local Planning Authority Local Housing Authority Developers	JHLAS
SO10 SA1, SA10, SA15	SP3 HOM3		Local Indicator: Net increase in number of new homes in Rural Villages.	The number of open market homes within each Rural Village should not increase by more than 20% of the total of existing number of homes within the settlement.	The net increase of open market homes within a Rural Village exceeds 20% of the total of existing number of homes within the settlement.	Local Planning Authority	JHLAS Carmarthenshire County Council Planning Applications Register
SO10. SA1, SA10, SA11, SA15.	SP3. HOM3.		Local Indicator: Production of SPG on Homes in Rural Villages	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
Strategic Policy – SP 4: Affordable Homes Strategy							
SO10 SA6, SA10, SA12, SA15	SP4 HOM4, AHOM1, AHOM2		Key Indicator: The level of affordable housing completions.	To deliver 1,500 affordable dwellings in total by 2033.	Delivery of below the Plan's annual build rate / target for at least two consecutive years	Local Planning Authority Local Housing Authority Developers Infrastructure Providers	JHLAS

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
SO10 SA6, SA10, SA12, SA15	SP4 HOM4, AHOM1, AHOM2		Key Indicator: Tenure of affordable housing completions.	Tenure split (social rented and intermediate) in line with need identified in the LHMA.	Non delivery tenure split over at least 2 consecutive years.	Local Planning Authority Local Housing Authority Developers	Carmarthenshire County Council
SO10 SA6, SA10, SA12, SA15	SP4 AHOM1, AHOM2		Key Indicator: Trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs.	Viability reflective of the prevalent economic circumstances.	Should average house prices increase or decrease by 5% above the base levels sustained over 1 year.	Carmarthenshire County Council	Council valuers
Strategic Policy – SP 5: Strategic Sites							
	SP3 SP5 SP6		Key Indicator: Life Science and Well-being Village – Delivery of housing element of the site. Delivery of the non-residential component of the site.	Annual completions as per the housing trajectory. Granting of permission for the non-housing component site during the Plan period	Annual completion levels falling below the levels set out in the housing trajectory. Permission for the non-residential component not secured prior to the first review of the Plan.	Carmarthenshire County Council City Deal Developers	JHLAS Carmarthenshire County Council
	SP5 SP6		Key Indicator: Delivery of Yr Egin development.	Granting of permission for the site during the Plan period.	Permission not secured prior to the first review of the Plan.	Carmarthenshire County Council City Deal Developers	Carmarthenshire County Council

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
Strategic Policy – SP 6: Employment and the Economy							
SO3, SO12	SP1 SP5 SP6 SG1		Key Indicator: Take up of employment allocations.	Employment land permitted (Ha) on allocated employment sites.	No permissions on employment land allocations for at least two consecutive years	Carmarthenshire County Council Developers	Carmarthenshire County Council
SO3, SO12	EME1		Local Indicator: Employment land lost to other land uses (includes existing and/or proposed employment sites)	No loss to other uses unless it can be justified through LDP policy.	Permission granted for non-employment uses not in accordance with LDP policy	Carmarthenshire County Council	Carmarthenshire County Council
SO3, SO12	EME4		Local Indicator: Planning permissions for employment uses outside of existing or proposed employment sites where they are contrary to the provisions of Policy EME4	Ensure that employment uses outside of proposed and/or existing employment sites are in accordance with Policy EME4.	Planning permission for employment uses on land outside of proposed and/or existing employment sites where they are contrary to Policy EME4	Carmarthenshire County Council	Carmarthenshire County Council
Strategic Policy – SP 7: Welsh Language and Culture							
SO11. SA1, SA11.	SP7. WL1.		Local Indicator: Production of SPG on Welsh Language and New Developments.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO11 SA11	SP7 WL1		Local Indicator: Planning applications supported by Welsh	Planning Applications to be supported by relevant	Planning applications not supported by relevant documentation in	Carmarthenshire County Council	Carmarthenshire County Council Planning

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
			Language Action Plans or Welsh Language Impact Assessments.	documentation in accordance with Policy WL1.	accordance with Policy WL1.		Applications Register
SO11 SA11	SP7 WL1		Local Indicator: Welsh speaking % in the County	Increase the proportion of Welsh speakers in the County	No trigger. Monitoring for contextual information.	Carmarthenshire County Council	Census Office of National Statistics Welsh Government Data
Strategic Policy – SP 8: Infrastructure							
SO1, SO14. SA1, SA2, SA5.	SP8. INF4.		Local Indicator: Production of SPG on The Burry Inlet.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO14.	SP7. INF1.		Local Indicator: Production of SPG on Planning Obligations.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO2, SO14. SA1, SA12.	SP7. INF2.		Local Indicator: Production of SPG on Health Impact Assessments.	Adopt SPG by Summer 2022.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
Strategic Policy – SP 9: Gypsy and Traveller Provision							
	SP9 GTP1		Key Indicator: Gypsy and Traveller sites / pitches built on allocated sites.	To provide the required pitches Identified within the GTAA to be met by 2033.	No planning permission secured on an allocated site.	Local Housing Authority	Carmarthenshire County Council

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
			Local Indicator: Gypsy and Traveller sites / pitches built on unallocated sites	No target	The granting of any planning permission and/or traveller site.	N/A	Carmarthenshire County Council
			Local Indicator: The need for Gypsy and Traveller transit sites	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years	1 unauthorised Gypsy and Traveller site recorded in one settlements for 3 consecutive years	Carmarthenshire County Council	Carmarthenshire County Council
Strategic Policy – SP 10: The Visitor Economy							
SO13. SA1, SA14.	SP10. VE1, VE2, VE3, VE4.		Local Indicator: Total economic impact of tourism in Carmarthenshire £M	Increase in any given calendar year	Decrease over 5 consecutive years.	Carmarthenshire County Council. Partner organisations and the tourism industry	STEAM Report prepared by GTS UK (Carmarthenshire CC Marketing and Media Annual Report)
Strategic Policy – SP 11: Placemaking and Sustainable Places							
SO9. SA1, SA8.	SP11.		Local Indicator: Production of SPG on Placemaking and Sustainable Places.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO9, SO11. SA1, SA11.	SP11. PSD9.		Local Indicator: Production of SPG on advertisements (guidance on bi lingual requirements).	Adopt SPG by Summer 2022.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
SO2, SO9. SA1, SA12.	SP11. PSD8.		Local Indicator: Production of SPG on Provision of New Open Space.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO1, SO2, SO7, SO9 SA1, SA2, SA3, SA4, SA9	SP11 PSD3, PSD4		Local Indicator: The provision of Green Infrastructure in the County.	No target	No trigger. Monitor for information purposes.	Carmarthenshire County Council	
SO2, SO4 SA9, SA12	SP11 PSD7		Local Indicator: The amount of open space lost to development.	No open space should be lost to development except where in accordance with Policy PSD7.	Open space is lost contrary to the provisions of Policy PSD7.	Carmarthenshire County Council	
Strategic Policy – SP 12: Rural Development							
SO5. SA1, SA8.	SP12. RD4.		Local Indicator: Production of SPG on Conversion and reuse of rural buildings for residential use.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
Strategic Policy – SP 13: Maintaining and Enhancing the Natural Environment							
SO1, SO9. SA1, SA2.	SP13. NE4.		Local Indicator: Secure a minimum of 100 ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr SPG	Increase in every AMR period in the area of managed habitat in suitable condition	Decline in the area of managed habitat in suitable condition for 4 consecutive AMR periods.	Carmarthenshire County Council. Caeau Mynydd Mawr Project Steering Group.	Carmarthenshire County Council – Performance Improvement Management System (PIMS).

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
			project during the plan period.				
SO1, SO9. SA1, SA2.	SP13. NE4.		Local Indicator: Production of SPG on Caeau Mynydd Mawr.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO1, SO9. SA1, SA2.	SP13. PSD4.		Local Indicator: Production of SPG on Trees and planting as part of new developments	Adopt SPG by December 2022.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO1, SO9. SA1, SA2.	SP13. NE1.		Local Indicator: Production of SPG on Sites of Importance for Nature Conservation Value (SINCs).	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO1, SO9. SA1, SA2.	SP13. NE2.		Local Indicator: Production of SPG on Nature Conservation and Biodiversity.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
SO1, SO9. SA1, SA2.	SP13. BHE2.		Local Indicator: Production of SPG on Landscape Character.	Adopt SPG by December 2022.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
Strategic Policy – SP 14: Protection and Enhancement of the Built and Historic Environment							
SO5. SA1, SA8.	SP14.		Local Indicator: Production of SPG on Archaeology.	Adopt SPG alongside the Plan.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
Strategic Policy – SP 15: Climate Change							
SO7 SA1, SA4	SP15 CCH1		Local Indicator: Production of SPG on Renewable Energy.	Adopt SPG by December 2022.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council.	
	SP15 CCH1		Local Indicator: To increase the amount of energy and heat produced in the County from renewable sources	Annual increase in the permitted capacity of renewable energy and heat permitted.	No planning applications permitted for renewable energy in one year.	Carmarthenshire County Council.	CCC
Strategic Policy – SP 16: Sustainable Distribution – Settlement Framework							
	SP3 SP16		Key Indicator: Spatial Distribution of Housing	Spatial Distribution to settlement tiers as set out in SP16	Variation of +/- 10% from the expected distribution for at least two consecutive years	Local Planning Authority Local Housing Authority Developers	JHLAS
Strategic Policy – SP 17: Transport and Accessibility							
SO8	TRA1		Local Indicator: Progress toward the implementation of identified road scheme.	Implementation in accordance with the delivery timetables.	The road scheme identified is not delivered in accordance with delivery timetables.	Local Highway Authority	
	SP17 TRA2		Local Indicator: Amount of walking and cycling infrastructure	Increase in the number of schemes implemented.	No schemes delivered over two consecutive years.	Local Highway Authority.	

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
			implemented as part of planning permissions			Local Planning Authority.	
	TRA1		Local Indicator: Implementation of Welsh Government Road Schemes – including Llandeilo Bypass. Monitored for information purposes.	No target	No trigger	Welsh Government	
Strategic Policy – SP 18: Mineral Resources							
SO7	SP18 MR1		Local Indicator: The amount hard rock landbank	Maintain a minimum aggregate landbank of 10 years for hard rock	Less than 10 years hard rock landbank.	Operators Planning Policy and guidance LDP policies Development management and decision making process.	
SO7	SP18 MR1		Local Indicator: The amount sand and gravel landbank	Maintain a minimum landbank for sand and gravel of 7 years.	Less than 7 years sand and gravel landbank.	Operators Planning Policy and guidance LDP policies Development management and	

LDP and SA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger	Implementation	Source
						decision making process.	
SO7	MR2		Local Indicator: Sterilising developments permitted within mineral buffer zones.	No permanent, sterilising development within a mineral buffer zone.	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy over 3 consecutive years.	Planning Policy and guidance LDP policies Development management and decision making process.	
SO7	MR3		Local Indicator: Sterilising developments permitted within a mineral safeguarding areas.	No permanent, sterilising development will be permitted within a mineral safeguarding area.	5 permanent, sterilising developments permitted within a mineral safeguarding area over 3 consecutive years.	Planning Policy and guidance LDP policies Development management and decision making process.	
Strategic Policy – SP 19: Waste Management							
SO7	SP19		Local Indicator: Monitor planning permissions for waste management facilities	Maintain sufficient capacity to meet local need	Information set out within the South West Wales Waste Planning Monitoring Report	Planning Policy and guidance LDP policies Development management and decision making process.	

13. Glossary

Adopted Plan	This is the Final stage of Local Development Plan preparatory process - where the Local Development Plan becomes the statutory Development Plan, for the purposes of the Act.
Adopted	The final confirmation of the development plan as its land use planning policy by the Local Planning Authority (LPA).
Affordable Housing	<p>Housing provided to those whose needs are not met by the open market. Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and • include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing. <p>This breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Assembly Government's guideline rents and benchmark rents; and • Intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example Homebuy). Intermediate housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system. (TAN 2: Glossary).
Air Quality Management Area	<p>Locations identified where the Council believes that national air quality objectives are not likely to be met and where improvements are needed.</p> <p>The Council is under a legal obligation to declare by Order such sites as Air Quality Management Areas.</p>
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter relationship between them, or less tangible factors such as tranquillity.
Anaerobic Digestion	Processes whereby bacteria break down organic material in the absence of air, yielding biogas.
Ancient Woodland	Land that has had a continuous woodland cover since accurate maps were first produced.
Ancillary	Where the use of land or buildings differ from the primary use and is of a lesser importance and are permitted because of their association with the primary use.
Annual Monitoring Report (AMR)	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005).

Baseline/Pre Change Baseline	A description of the present state of an area against which to measure change.
Biodiversity	The variability among living organisms from all sources including animals, plants, birds, insects and fish, and the habitats of which they are part.
Brownfield land	See definition for Previously Developed Land
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any urban or rural location in terms of its landscape, townscape or the layout of streets and open spaces, often giving places their own distinct identity.
Candidate Site	Candidate Sites are those nominated by anyone for consideration by the LPA as allocations in an emerging LDP.
Candidate Sites Register	Register of candidate sites prepared following a call for candidate sites by the LPA.
City Region	See Swansea Bay City Region.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Coalescence	The merging or joining up of two separate settlements or of separate elements of settlement.
Commitments	Undeveloped land with current planning permission or land which is currently being developed.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local planning authorities to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. A charge that local authorities can elect to place on new developments in their area to fund strategic infrastructure to support development.
Community Involvement Scheme (CIS)	Sets out the project plan and policies of the LPA for involving local communities, including businesses, in the preparation of local development plans. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for agreement.
Commuted Sum	Sums are monies received from developers and ring fenced for on/off-site use, development or maintenance. For example provision of infrastructure, provision and maintenance of open space, etc.
Completions	Planning consents for development which have been constructed or brought into operational use.
Consensus Building	A process of early dialogue with targeted interest groups to understand relevant viewpoints and agree a course of action.
Conservation Area	An area designated by the LPA under legislation which is of a special architectural or historic interest the character or appearance of which is desirable to preserve or enhance.
Consultation	A formal process in which comments are invited on a particular topic or set of topics, or a draft document.
Contextual Indicator	An indicator used to monitor changes in the context within which the plan is being implemented or prepared.
Controlled Waters	Includes rivers, lakes, ponds, streams, canals, coastal waters, estuaries and groundwater.

Countryside	Land that lies outside the defined settlements, as identified on the Proposals Map, and includes small groups of dwellings that are dispersed across the County.
Defined Settlements	Those settlements identified within Strategic Policy SP16: Sustainable Distribution – Settlement Framework.
Delivery Agreement (DA)	Document comprising the LPA's timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare (or acre) or number of dwellings per hectare (or acre).
Deposit	The term used for the process of publishing the detailed Plan policies and proposals for public consultation. Placing the Plan "on deposit".
Deposit Documents	These include the deposit LDP, the Sustainability Appraisal report, the initial consultation report, the candidate sites register, the Review Report (if appropriate), any relevant supporting documents.
Design and Access Statement (DAS)	The requirement for a DAS and the content of such documents forms part of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Design and Access statements accompany certain applications and must, amongst other things, explain the design principles and concepts that have been applied to the development, demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account, explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account, and explain how specific issues which might affect access to the development have been addressed.
Development Limits	A line drawn in order to define the area of a settlement within which development is acceptable in principle subject to detailed consideration of environmental, amenity, access, public service provision and other considerations. Areas outside the limits are regarded as the open countryside.
Directly Related	Sites which are physically, functionally and visually linked to a settlement defined within Strategic Policy SP16.
Ecosystem Resilience	The ability of ecosystems to cope with pressures, disturbances and change – either by resisting them, recovering from them or adapting to them. Achieving ecosystem resilience is about working at larger scales, promoting functional connections between natural places, ensuring they have high natural diversity, are in good condition and increasing their extent. Biodiversity is an essential underpinning element of all resilient ecosystems. All functioning and resilient ecosystems have a characteristic healthy and often rich biodiversity.
Employment Land	Land used for the purposes of employment by one or more of the following: offices, manufacturing, research and development, storage and distribution (see also Use Classes).
Engagement	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.

Environmental Impact Assessment	The evaluation of the likely environmental consequences of a development and considers how the severity of the impacts could be minimised. Applicants for certain types of development, often larger schemes, are required to submit an Environmental Statement to accompany a planning application, in order to set out the findings of the EIA process so that a decision on whether to grant permission may be better informed.
Evidence Base	Interpretation of Baseline or other information/data to provide the basis for plan policy.
Fluvial	Of, or relating to, a watercourse such as a river, stream or brook.
Fluvial Flood	Flooding from rivers.
Geodiversity	The variety of earth materials, forms and processes that constitute and shape the Earth. It covers geology, rocks and the process by which they change and geomorphology, landforms and topography.
Geological	Relating to the earth's physical structure and substance.
Geomorphological	The form or surface features of the earth
Green Infrastructure	The network of multi-functional green space, encompassing both land and water (blue space). The Green Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities.
Greenfield site	Land which has never been built on.
Glamping	A non-permanent luxury style of camping.
Groundwater	Water that has percolated into the underground strata, including soils and may form underground ponds or streams, which may discharge above ground but lower down the catchment.
Habitat	An area of nature conservation interest.
Habitats Regulations Assessment (HRA)	The screening and appropriate assessment of options required under Part 6 Chapter 8 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) - a recognised iterative process which helps determine the likely significant effect on a plan or programme and (where appropriate) assess adverse impacts on the integrity of a European site. The assessment is required to be undertaken by a competent authority in respect of plans or projects which are likely to have a significant effect (alone and in combination with other plans and projects) on a "European site" (see paragraph 5.1.2 of TAN 5), or as a matter of policy a proposed "European site" or Ramsar site, under the provisions of Article 6(3) of the EC Directive 92/43/ECC (the Habitats Directive), regulations 61 and 102 of the Conservation of Habitats and Species Regulations (as amended) 2010, and, regulation 25 of the Offshore Marine Conservation (Natural Habitats &c) Regulations 2007.
Houses in Multiple Occupation (HMO)	A HMO is a property occupied by three or more tenants not living together as a single family household who share basic amenities such as a kitchen, bathroom or toilet facilities but have separate bedrooms. The term covers bedsits, non self-contained flats, shared houses and lodgings.

Infill Development	The development of a small gap between existing buildings. To qualify as infill, the proposed development must be related to the size and character of the particular settlement.
Infrastructure	Includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
Integrated Community Strategy (ICS)	Required by the Local Government (Wales) Measure 2009 (Part 2: Sections 37-46) with the aim of improving the social, environmental and economic well-being of their areas. Also referred to as a "Single Integrated Plan".
Landmap	Wales-wide landscape assessment that is organised by Natural Resources Wales (NRW in partnership with the Welsh local authorities. Introduced in 1997 and updated in 2003, the LANDMAP methodology and quality assurance process ensures a nationally consistent resource for landscape planning and decision making. LANDMAP information is collected in a structured and rigorous way that is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape.
Landscape	An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.
Listed Buildings	Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection. Listing protects the whole building both inside and out and possibly also adjacent buildings if they were erected before 1st July 1948. The prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting.
Local Area for Play (LAP)	Usually a small landscaped areas of open space designed for young children located close to where the children live.
Local Equipped Area for Play (LEAP)	An equipped area of play and recreation (informal).
Local Planning Authority (LPA)	A planning authority responsible for the preparation of an LDP.
Local Development Plan (LDP)	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local planning authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the Plan.
Local Need Housing	All new affordable local need housing will be restricted to those who can demonstrate they have a need to live in the Locality and are in Affordable Housing Need. In practice the occupant must satisfy one of the following criteria:

	<ul style="list-style-type: none"> • The person is continuously resident in the Locality defined for three years immediately prior to occupation; or • The person has been in continuous employment in the locality defined for at least the last 12 months immediately prior to occupation; or • The person is a former resident who wishes to return to the locality defined having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or • The person is currently in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the Locality defined for at least three years; or • The person needs to live in the locality defined because they need substantial care from a relative who lives in the locality defined, or because they need to provide substantial care to a relative who lives in the locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or • The person is a former resident who lived in the Locality defined for three years and then lived outside the locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure. • The person : <ul style="list-style-type: none"> (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application; (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where - (i) The spouse or civil partner has served in the regular forces; and (ii) Their death was attributable (wholly or partly) to that service; or c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service and, housing for local affordable need is also restricted to: • Those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, and • Needs to move from accommodation which is shared, temporary, overcrowded or has significant hazards. Regard should be had to the relevant housing legislation, or • Needs to be housed as a result of leaving tied accommodation, or
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	<ul style="list-style-type: none"> Is an older person or disabled and needs to move to more suitable accommodation due to medical conditions.
Local Well-being Plan	Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards will be established for each local authority area; it is intended that each will prepare a Well-being Plan to replace the SIP by April 2018 (s.39).
Marine Plan	The Welsh National Marine Plan prepared under the Marine and Coastal Access Act 2009.
Market Housing	Private housing for rent or sale where the price is set in the open market. (TAN2: Glossary).
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
Mixed Use	Developments or proposals comprising of more than one use type on a single site.
Multi-use Games Area (MUGA)	A versatile outdoor area made from macadam, polymeric surfacing, or artificial grass and is designed to be used for a variety of different sports and games including football, hockey, rugby, cricket, and tennis.
National Development Framework (NDF)	Provision is made under Planning (Wales Act) 2015 for the preparation of an NDF. Prepared by the Welsh Government the NDF will set out a 20 year land use framework for Wales and will replace the current Wales Spatial Plan.
National Nature Reserve (NNR)	An area designated for its national importance in nature conservation terms and managed through joint nature reserve agreements with landowners etc.
Natural Resources	Materials that occur naturally that are useful to man. Includes minerals, timber, land, ecosystems, etc.
Neighbourhood Equipped Area for Play (NEAP)	Equipped play area for children and young people.
Non-Defined Rural Settlements	Non-defined rural settlements are those consisting of a group of existing dwelling houses which make up a hamlet / settlement that are not defined in Policy SP16.
Objective/Strategic Objective	A statement of what is intended, specifying the desired direction of change in trends.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Ordinary Watercourses	All watercourses that are not a designated main river, and which are the responsibility of local authorities to regulate.
Partners	Other local/National Park authority departments and statutory bodies where the LDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute to formulating relevant parts of the LDP.
Placemaking	Process and tool to collectively design and manage the public realm to create quality places that people want to live and work in, that are appealing, accessible, safe and support social interaction and amenities.
Plan Period	The period of time a plan covers namely up to 2033.
Planning Obligation	A legal agreement between an applicant and the local planning authority to ensure a development is carried out in a certain way. Also referred to as a Section 106 Agreement.

Planning Policy Wales (PPW)	Planning Policy Wales sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is provided through circulars and policy clarification letters.
Playing Fields	Land set out with a pitch or pitches for games.
Pluvial	Relating to rainfall - increase of the amount of rain, which can cause surface water flooding before entering watercourses and the drainage system.
Pluvial Flooding	Flooding from surface water. This occurs when heavy rain saturates drainage systems and excess water cannot be absorbed.
Pre-deposit Documents (LDP)	These include the vision, strategic options, preferred strategy, key policies, the Sustainability Appraisal report, the candidate sites register, Review Report (if appropriate).
Pre-deposit Stage	In the LDP Manual, referred to as the Strategic Options and Preferred Strategy stage of LDP preparation.
Previously Developed Land	See the definition of Previously Developed Land contained in PPW: Edition 10 - paragraph 3.51.
Protected Species	Plant and animal species afforded protection under certain Acts and Regulations.
Public Rights of Way (PROW)	Paths that the public have a right to pass. PROWs are inclusive of footpaths, bridleways and byways.
Ramsar	A wetland site of international importance for nature conservation. Designation is enabled by the Ramsar Convention 1971 whereby participating European Governments undertake to protect such areas.
Regionally Important Geological/ Geomorphological Sites (RIGs)	Locally designated earth science sites, which are selected using nationally agreed criteria.
Renewable Energy	For the purposes of planning policy, renewable energy is defined as those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our environment. This includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy is the term used to cover technologies that are energy efficient (but does not include nuclear).
Residual Waste	Residual waste remains after recyclable or compostable material has been removed from the waste stream.
Review Report	The required statutory report under S69 of the 2004 Act and/or Reg41; to conclude on the LDP revision procedure to be followed based on a clear assessment of what has been considered and what needs to change and why, based on evidence.
Ribbon Development	The linear extension of settlements, including frontage development along approach roads, resulting in the unnecessary intrusion of development into the countryside.
Riparian Corridor	The part of the floodplain closest to the water channel and greatly influenced by the stream/river. The stream/ river and corridor interact with each other in a way that is mutually beneficial.
Rural Enterprise	Land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.

Scheduled Ancient Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change through primary legislation.
Section 106 Agreement	See Planning Obligations.
Single Integrated Plan (SIP)	Discharges statutory duties identified by Welsh Government (“Shared Purpose – Shared Delivery”, WG 2012), including Community Strategies; prepared by a Local Service Board. See “Local Well-being Plans” which are to replace SIPs”.
Site of Special Scientific Interest (SSSI)	Sites of Special Scientific Interest are notified by Natural Resources Wales (NRW) under legislation to afford protection to flora, fauna and geological or physiological feature of special interest.
Site Specific Allocations	Allocations of sites (proposals) for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals with the allocations shown on the LDP’s proposals map.
Soundness	In order to be adopted, an LDP must be determined ‘sound’ by the examination Inspector (S64 of the 2004 Act). Tests of soundness tests and checks are identified in PPW.
Special Area of Conservation (SAC)	Sites of international conservation importance designated by the Welsh Ministers under the European Directive on the Conservation of Natural Habitats and Wild Flora and Fauna. In addition there are candidate SAC’s which should, as a matter of Government policy, be viewed as full SAC’s when examining land use impacts.
Special Protection Area (SPA)	Special Protection Areas For Wild Birds under The E.C. Council Directive On the Conservation of Wild Birds (79/4C9/EEC) provides for the protection, management and control of all species of naturally occurring wild birds.
Specific Policies	A suite of criteria-based policies which will ensure that all development within the area meets the aims and objectives set out in the Strategy.
Stakeholders	Interests directly affected by the LDP (and/or SEA) - involvement generally through representative bodies.
Statement of Common Ground (SocG)	The purpose of a SOCG is to establish the main areas of agreement between two or more parties on a particular issue.
Strategic Development Plan (SDP)	Provision is made under the Planning (Wales) Act 2015 for the preparation of SDP’s at a regional level. SDP will have regard to the NDF and responding at a regional level to strategic issues.
Strategic Environmental Assessment (SEA)	Term used internationally to describe environmental assessment as applied to plans and programmes. SEA process is derived from European legislation and defined at European level – Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SEA Regulations) require a formal “environmental assessment of certain plans and programmes, including those in the field of planning and land use”.
Strategic Objectives	A set of overarching intentions that elaborate on the Vision and that focus on the delivery of the Plan.
Supplementary Planning Guidance (SPG)	Forms a supplementary document/information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with the Plan and with national planning policy. Can be developed to consider individual or thematic aspects of the Plan and site allocations including masterplans.

Sustainability Appraisal (SA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the 2004 Act to undertake SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations.
Sustainability Appraisal Report (SA Report)	Document required to be produced as part of the SA process to describe and appraise the likely significant effects on sustainability of implementing the LDP, which also meets the requirement for the Environmental Report under the SEA Regulations. S62(6) of the 2004 Act requires each LPA to prepare a report of the findings of the SA of the LDP. The SA Report is first produced at the Preferred Strategy stage (the Interim SA Report), expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.
Technical Advice Notes (TAN)	A topic-based document published by the Welsh Government to supplement Planning Policy Wales.
Vision	Defines the core purpose of the Plan.
Wales Spatial Plan (WSP)	A plan prepared and approved by the National Assembly for Wales under S60 of the 2004 Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62(5)(b) of the 2004 Act a local planning authority must have regard to the WSP in preparing an LDP.

Appendices

Appendix 1:	Context – Legislative and National Planning Policy Guidance
Appendix 2:	Regional and Local Strategic Context
Appendix 3:	Supplementary Planning Guidance
Appendix 4:	Minerals Sites
Appendix 5:	Active Travel Routes
Appendix 6:	Policy Assessment
Appendix 7:	Housing Trajectory
Appendix 8:	Waste Management Facilities

Appendix 1

Context - Legislative and National Planning Policy and Guidance

The statutory requirement to prepare and adopt a Development Plan for the administrative area of Carmarthenshire is set out under legislation, with specific guidance published by the Welsh Government on the procedural aspects of Plan preparation and its content. This includes:

- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Town and Country Planning (Local Development Plan, Wales) Regulations, 2005
- Well-Being of Future Generations (Wales) Act 2015 • Environment (Wales) Act 2016
- Planning (Wales) Act 2015
- Local Development Plan Manual

The Welsh Government are under a legal duty through the Government of Wales Act 2006 to promote sustainable development. This requirement in turn falls on the respective Local Authorities.

The Deposit Plan places sustainable development as a central part of its strategy. In this regard, reference should be had to the requirements of the:

- Strategic Environmental Assessment Regulations 2004,
- Conservation of Habitats and Species Regulations 2017, and
- Equalities Act 2010

Each of the above have formed key parts of the Plan making process and have informed its content.

As well as the above legislative framework, the Plan is being prepared with regard to the National Planning. Policies and Guidance as well as other strategic thematic documents including the following:

- Planning Policy Wales (PPW)
- Technical Advice Notes (TANs)
- Minerals Technical Advice Notes (MTANs)
- Welsh Government Circulars
- The Wales Transport Strategy
- Economic Renewal: A New Direction
- Vibrant and Viable Places – New Regeneration Framework
- Environment Strategy for Wales
- Shoreline Management Plan
- One Wales: One Planet – The Sustainable Development Scheme for Wales
- Climate Change Strategy for Wales

- Working to Achieve a Healthier Future for Wales
- Prosperity for All the National Strategy
- Towards Zero Waste – One Wales One Planet: The Overarching Waste Strategy for Wales (2010)
- The Welsh Language (Wales) Measure 2011
- Housing (Wales) Act 2014
- Historic Environment (Wales) Act 2016
- Active Travel (Wales) Act 2013
- The Wales Act 2017
- Welsh Government - People, Places, Futures – The Wales Spatial Plan (WSP)
- Environment (Wales) Act 2016
- Countryside and Rights of Way Act (CRoW) 2000
- The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

Regional

- The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030:
- Swansea Bay City Deal 2017
- Joint Local Transport Plan for South West Wales (2015-20):
- Waste Planning Monitoring Report(s) for the South West Wales Region:
- Dwr Cymru Welsh Water Water Resources Management Plan
- River Basin Management Plan Western Wales River Basin District

Local

- Carmarthenshire County Council - Corporate Strategy
- Moving Forward in Carmarthenshire: the next 5-years
- Carmarthenshire Local Well Being Plan
- Transformations: A Strategic Regeneration Plan for Carmarthenshire
- Affordable Homes Delivery Plan 2016 – 2020: Delivering more homes for the people of Carmarthenshire:
- Carmarthenshire Employment Sectoral Study
- Carmarthenshire County Council – Gypsy Traveller Accommodation Assessment
- Carmarthenshire Rights of Way Improvement Plan (ROWIP)
- Local Flood Risk Management Strategy
- Flood Risk Management Plan for the Western Wales River Basin District
- Carmarthenshire County Council - Ageing Well Plan
- Carmarthenshire County Council - Older People's Strategy 2015-2025
- Carmarthenshire County Council - Welsh in Education Strategic Plan
- Carmarthenshire County Council – Social Care Annual Report

Appendix 2

Regional and Local Strategic Context

It noted that whilst the LDP represents a key part of the strategic picture both within the County and regionally it does not sit in isolation of other Plans and strategies. A number of these provide guidance for Plan preparation, others are part of a strategic suite of documents which shape how the region and County will develop over the coming years.

Regional

Swansea Bay City Region

Carmarthenshire is part of the Swansea Bay City Region which also encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot. The City Region, in bringing together business, local government, and a range of other partners, has published the Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030.

Swansea Bay City Deal

The £1.3 billion Swansea Bay City Deal was signed in March 2017. The City Deal is expected to give the Swansea Bay City Region a permanent uplift in its GVA of £1.8 billion and will generate almost 10,000 new jobs over the next 15 years.

The proposed Wellness and Life Science Village along the Llanelli coastline will become the largest ever regeneration project in South West Wales and aims to improve the health and wellbeing of people across the region.

A creative industry project at Yr Egin in Carmarthen seeks to take advantage of the new infrastructure proposals of the Internet Coast. Yr Egin will create major and positive change in the creative and digital economy of Wales.

Emerging National Development Framework - Mid and West Wales Region and Strategic Development Plans

The consultation draft National Development Framework (August 2019) makes reference to three regions which provide a focus for Welsh Government policy and future investment. Carmarthenshire is included within the mid and West Wales region. Swansea Bay and Llanelli is identified as a focus for growth, whilst Carmarthen is identified as one of the regional centres.

Neighbouring Authorities' Development Plans

The Council is in regular and close contact with neighbouring authorities, both individually and collectively at regional level (through the South West Wales Regional Planning Group), to ensure alignment between respective LDPs.

The Plan has been prepared with regard to and where appropriate in co-operation with neighbouring authorities. This has included evidence gathering and research across the broader region but also at a sub-regional level between those authorities undertaking Reviews of the LDP's.

Certain factors preclude complete conformity, but constructive discussions and shared information and experience minimised the risk of conflicting policies, and ensured an appropriate level of integration.

Neath Port Talbot County Borough Council adopted its LDP in January 2016 and will be preparing its first review report shortly. Ongoing dialogue has ensured an understanding of the respective approaches and emerging direction of the policy frameworks. The progress of the review into the Neath Port Talbot LDP will be monitored and duly considered as necessary.

The City and County of Swansea adopted its LDP in February 2019. The recent adoption of the Swansea LDP allows for the consideration of their policies and proposals, along with the ability to respond (and integrate) as appropriate in the preparation of the Revised Carmarthenshire LDP. Continuing liaison will ensure a mutual understanding of the respective approaches, with specific dialogue has been undertaken on matters relating to the Carmarthen Bay and Estuaries European Marine Site.

Powys County Council adopted its LDP in April 2018. The Council will continue to examine strategic relationships as part of a strategic regional outlook. Any future review of the Powys LDP will be monitored and duly considered.

Pembrokeshire Coast National Park Authority's examination hearing sessions for its Replacement LDP have now closed. The Park Authority's emerging LDP is broadly compatible with a hierarchical settlement structure and a consistency in the broad planning policy approach with Carmarthenshire. The Council will continue to monitor the Plan's progress towards adoption and work closely with the Park Authority to ensure an ongoing understanding of issues and compatibility. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations.

Pembrokeshire County Council adopted its LDP in February 2013. It is considered that there is a broad consistency and alignment in terms of the approach from a policy and strategic perspective. The vision and the spatial framework for a hierarchy of settlements in general terms is compatible. There is also a broad alignment of approach to the scale of development and growth. The role of Carmarthen as a regional centre is mutually recognised with the complementarity of settlements developed and understood through the Wales Spatial Plan: Pembrokeshire County Council are in the process of preparing their replacement LDP with a comparable timescale to Carmarthenshire County Council. The broad alignment outlined above remains. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations.

Ceredigion County Council adopted its LDP in April 2013. Whilst it is considered that the respective settlement strategies of Ceredigion and Carmarthenshire differ slightly, there is a general compatibility with the respective visions. There is a commitment to respect and maintain the diversity and quality of the plan areas, to reduce the need to travel and to sustainability and the creation of sustainable places. Ceredigion County Council are in the process of preparing their replacement LDP with a comparable timescale to Carmarthenshire County Council. The broad alignment outlined above remains. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations.

Brecon Beacons National Park Authority adopted its LDP in December 2013. It is considered that there are no clear cross border settlement issues. The Park Authority are in the process of preparing their replacement LDP with the Preferred Strategy having been published in the summer of 2019. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations. The implications of proposals in the west of the Park will be duly considered - particularly in terms of the level of housing apportionment.

We will, through the membership of the South West Wales Regional Planning Group (SWWRPG) continue to work closely particularly in understanding and developing the concept and opportunities for a Strategic Development Plan (SDP) across the region. A number of focused meetings have already been held to scope and understand its potential thematic and spatial extent.

Joint Transport Plan for South West Wales (2015-20):

This sets out the vision, objectives and a long term strategy for a 20 year period and a five year programme of projects. The Plan encompasses the region which fall within the administrative areas of Carmarthenshire County Council, Neath Port Talbot County Borough Council, Pembrokeshire County Council and the City and County of Swansea.

The South West Wales Tourism Partnership (SWWTP)

The SWWTP had responsibility for delivering the national tourism strategy at the regional level. Whilst wound up in 2014, Visit Wales continues to maintain its ongoing commitment to Destination Management through Regional Engagement Teams.

Waste Planning Monitoring Report(s) for the South West Wales Region:

These reports are produced in accordance with TAN21: Waste and set out to collate and assess available data on all waste arising's, landfill void and the management of residual waste in the region in order to monitor trends and ultimately monitor performance against the targets set out in Towards Zero Waste. It also assesses the progress of waste policy coverage in LDPs, as well as providing information on current local authority waste management / resource recovery schemes and future procurement.

River Basin Management Plan Western Wales River Basin District (2015-2021), Natural Resources Wales 2015

The River Basin Management Plan for the Western Wales River Basin District is prepared under the Water Framework Directive. It describes the current condition of the river basin district and what has been achieved since 2009; details the Programme of Measures for improving the water environment by 2021, and provides the water body objectives.

Local

Carmarthenshire Well-being Plan

This Plan was approved on 2 May 2018. It outlines how the Public Service Board will work in partnership to address some of the key issues affecting the well-being of the citizens and communities of Carmarthenshire. Reference is made to the Carmarthenshire at a glance section which sets out considerations in terms of Demography, Economy, Health and wellbeing, Environment and Culture. The four wellbeing objectives are:

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

Corporate Strategy - Moving Forward in Carmarthenshire

This is the Council's Corporate Strategy for the period 2018 – 2023 (approved 2018 – updated 2019). It sets out the direction for the Council over the next five years, incorporating its improvement and well-being objectives as defined by legislation (see figure 1 overleaf). It also references the Executive Board's key projects and programmes for the next five years, a set of almost 100 priority projects.

The strategy outlines the Council's vision for the future through 15 objectives under four key themes - to support residents to: start well, live well and age well in a healthy, safe and prosperous environment. The 15 Well-being Objectives cover the broad range of Council Services to ensure economic, environmental, social and cultural well-being.

Motions passed by the Council

Those motions relevant to the Revised LDP passed by the Council recently include declaring a climate emergency along and focusing on planning and the welsh language.

Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015 – 2030

This sets out Carmarthenshire's regeneration strategy, building on the opportunities for growth and investment. This in turn reflects Carmarthenshire as a confident, ambitious and connected component of the Swansea Bay City Region.

Our Commitment to Affordable Homes 2015 – 2020 and Affordable Housing Delivery Plan 2016-2020

The Council published its five year vision for increasing the supply of affordable homes in 2015 and, in 2016, it set out our first ambitious programme to deliver over 1000 additional affordable homes across the County. September 2019 saw the fourth year of delivering affordable homes and in the first three years the Council has been very successful with nearly 700 homes delivered, ensuring that the Council is well on course to reach its 1000 homes target.

The affordable housing action areas are as follows: Carmarthenshire Rural and Market Towns; Ammanford and the Amman Valley; Carmarthen and the West; and Llanelli and District.

The Council's Vision can be summed up as follows:-

Life is for living, let's start, live and age well
in a healthy, safe and prosperous environment

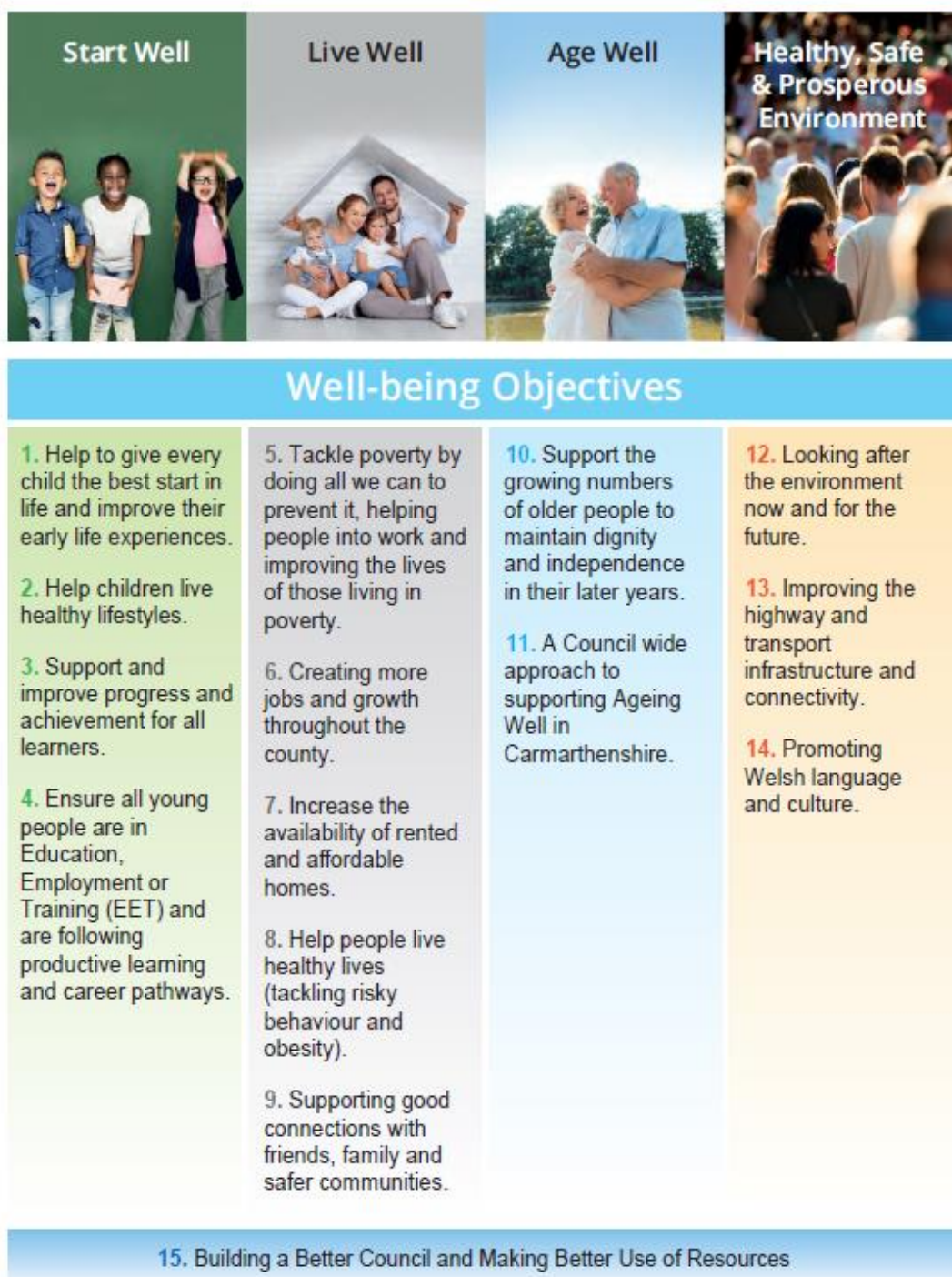


Figure 1 - Carmarthenshire County Council's Corporate Strategy

Building More Council Homes – ‘Our ambition and plan of action’.

At its September 2019 meeting, the Council endorsed an ambitious investment programme of nearly £150m that will deliver over 900 new Council homes. This plan seeks to align to the Affordable Homes Delivery Plan and provide even more affordable homes in the County. The homes will be built using a range of delivery models, with the delivery of the new build programme following the affordable housing action areas.

Report and Recommendations of the Carmarthenshire Rural Affairs Task Group

The report contains 55 recommendations, with six recommendations listed under the “planning and housing” section. In consolidating an awareness of the important contribution of rural areas of the County on a corporate level, there are recommendations that are directly relevant to the Revised LDP and as such the importance of this report in informing the Revised LDP cannot be understated.

Modernising Education Programme (MEP).

In 2005, the Council adopted its Modernising Education Programme (MEP). The aim of the MEP is to ensure that the network of schools meet current and future needs, and that it does so in a strategic and operationally effective way. In doing this, the MEP identifies future requirements for investment to ensure the delivery of suitable and sufficient provision of school places and sets out future investment plans in a coordinated and structured manner.

The Council's MEP is an ambitious and progressive strategic approach which delivers a series of high quality education facilities across the County. In developing this role and function paper regard has been had to the work already undertaken to date, and it also considers what is known to be programmed for the future.

Appendix 3

Supplementary Planning Guidance

Policy Ref.	Topic	Existing SPG to be carried forward. Note: Subject to updating	New SPG	Target date for Adoption
NE4	Caeau Mynydd Mawr Special Area of Conservation	Y (Note original substantively updated as a result of revised evidence)	N	December 2021
HOM3	Homes in Rural Villages	N	Y	December 2021
AHOM1, AHOM2	Affordable Housing	Y (Note original substantively updated)	N	December 2021
SP8	Burry Inlet	N	Y	December 2021
SP11	Placemaking and Sustainable Places	N	Y	December 2021
PSD4	Trees and planting as part of new developments	N	Y	December 2022
NE1	Sites of Importance for Nature Conservation Value (SINCs)	N	Y	December 2021
NE2	Nature Conservation and Biodiversity	Y	N	December 2021
SP14	Built and Historic Environment	N	Y	December 2022
CCH1	Renewable Energy	N	Y	December 2022
PSD9	Advertisements (guidance on bilingual requirements).	N	Y	Summer 2022
INF1	Planning Obligations	N	Y	December 2021
PSD8	Provision of New Open Space	N	Y	December 2021
SP14	Archaeology	Y	N	December 2021
SG3	Pembrey Peninsula	N	Y	December 2022
PSD3	Green Infrastructure Networks and Development	N	Y	Summer 2022
BHE2	Landscape Character	N	Y	December 2022
WL1	Welsh Language and New Developments	Y (Note original substantively updated)	N	December 2021
	Site Specific (planning and development briefs - TBC)			
Multiple	Design Principles in New Development (Suite of SPG to be prepared over the lifetime of the LDP)	N	Y	Intermittent
RD2	Conversion and reuse of rural buildings for residential use	Y (Note original substantively updated)	N	December 2021
INF2	Health Impact Assessments	N	Y	December 2022

Appendix 4: Minerals Sites

Active/Inactive Sites

LDP Reference	Quarry Name	Site Status	Mineral Extracted
M1	Alltygarn	Inactive	Silica Sandstone
M2/M3	Garn Bica/Maesdulais	Active	Limestone
M4/M5/M6	Torcoed/Torcoed Fawr/Crwbin	Active	Limestone
M7	Blaenyfan	Inactive	Limestone
M8	Pennant	Active	Sandstone
M9	Coygen	Active	Limestone
M10	Garn Wen	Active	Igneous
M11	Dinas	Inactive	Sandstone
M12	Llwynjack Farm	Active	River Shoal/ Sand and Gravel
M13	Glan Lash Opencast Coal Site	Active	Opencast Coal
M14	Foelfach	Active	Sandstone
M15	Llanelli Sand Dredging Ltd ¹	Active	Marine Sand

Dormant Sites

LDP Reference	Quarry Name	Site Status	Mineral Extracted
M16	Pwllymarch	Dormant	Limestone
M17	Llwynyfran	Dormant	Limestone
M18	Tyr Garn	Dormant	Limestone
M19	Garn	Dormant	Sandstone
M20	Limestone Hill	Dormant	Limestone
M21	Penybanc	Dormant	Limestone
M22	Cynghordy	Dormant	Sandstone
M23	Glantowy	Dormant	Sand and Gravel

¹ Operations do not involve the extraction of minerals and so no buffer zone is required around the site. Also safeguarded is the marine landing site situated approximately 800m to the east of the Llanelli Sand Dredging site due to its importance in the landing of marine sand.

Appendix 5: Active Travel Routes

CCC INM Route List				
Scheme Number	Location	Term	Type	Detail
7.21 / A1	Ammanford	Short Term	Pedestrian	ERM 7.21 Fail - Footpath requires surface upgrade
A2	Ammanford	Aspirational	Pedestrian	Traffic management along Penygarn Road – improved footway
A3	Ammanford	Aspirational	Pedestrian	improve footway along Heol Tycroes. Construct footway on Pantyffynnon Road & segregated pedestrian facility over level crossing.
A4	Ammanford	Aspirational	Shared Use	Route connecting Pantyffynnon to Penybank via access from the end of Mill Terrace road in Pantyffynnon
A5	Ammanford	Aspirational	Pedestrian	Place tactile and dropped kerbs at crossing points - New Road
A7	Ammanford	Aspirational	Pedestrian	Ammanford central footway link and improved pedestrian access to local trip attractors. Details for this scheme to be confirmed subject to discussions with Welsh Government.
A9	Ammanford	Aspirational	Pedestrian	Dyffryn Road footway link and improved pedestrian access to local trip attractors.
A10	Ammanford	Aspirational	Pedestrian	Footway link to Dyffryn Road and improved pedestrian access to local trip attractors.
A11	Ammanford	Aspirational	Cycle	Off Road Cycleway alongside Blaenau Road and off road link to Ammanford Station
A12	Ammanford	Aspirational	Pedestrian	Footway link near railway. Upgrade and widen path along Blaenau to Llandybie including zebra crossing.
A13	Ammanford	Aspirational	Pedestrian	Creation of new footway and improved links along Kings Road
7.36 / A14	Ammanford	Short Term	Pedestrian	ERM Fail - Lighting needed along footpath. Overgrown, steep steps, narrow with bollard
A16	Ammanford	Aspirational	Pedestrian	Footway link to Parc Penrhiw
A17	Ammanford	Aspirational	Pedestrian / Cycle	Traffic calming and improved pedestrian permeability outside Bettws School
A18	Ammanford	Aspirational	Pedestrian	Improved and new footway links along Pentwyn Road
A19	Ammanford	Aspirational	Pedestrian	Improved and new footway links along Wernolau Road
A20	Ammanford	Aspirational	Pedestrian	Creation of new footways along Maesquarre Road
1.5b / A25	Ammanford	Short Term	Cycle	ERM Route 1.5b Fail - Existing route requires maintenance
A27	Ammanford	Aspirational	Pedestrian	Creation of footway linking Hospital with Amman Valley Cycleway
A28	Ammanford	Short Term	Pedestrian	Completion of footway link along Folland Road
A29	Ammanford	Aspirational	Cycle	Route along Ammanford Road A483 from Llandybie. Details for this scheme to be confirmed subject to discussions with Welsh Government.
A30	Ammanford	Aspirational	Pedestrian / Cycle	Connection through west of Ammanford - Tir-Yr-Dail Lane
B1	Brynamman	Short Term	Cycle	Link to formalise Amman Valley Cycleway through Brynamman Rugby Club land
B2	Brynamman	Aspirational	Pedestrian	Upgrade of crossing points on A4609 to allow for easier pedestrian movement
B3	Brynamman	Aspirational	Pedestrian / Cycle	Speed limit on New Road to allow for safer pedestrian and cycling movements. Cycling provision to be determined.
B4	Brynamman	Aspirational	Pedestrian / Cycle	Proposed 20mph on Ardwyn Rd. Cycling provision to be determined.
B5	Brynamman	Aspirational	Pedestrian / Cycle	Proposed 20mph limit on Brynceunant Rd. Cycling provision to be determined.
BP1	Burry Port	Medium Term	Cycle	Existing cycling route alongside B4311 - No cycle infrastructure, provide off road route
BP5	Burry Port	Short Term	Pedestrian / Cycle	Section of path along Old Tramway. Shared use. Improve signage and provision behind shops
BP7	Burry Port	Short Term	Shared Use	ERM cycle route upgrade to shared use - Section of path along Old Tramway. Short term improvements
BP9	Burry Port	Medium Term	Pedestrian	Footway request at Cliff Terrace and complete loop on map as shown along Furnace Road missing footway and Gwscwm Road.
BP10	Burry Port	Aspirational	Pedestrian	Add missing footway between Ar-Y Bryn and Mumbles Head Estates.
BP11	Burry Port	Aspirational	Pedestrian	Footway link provision at junction of Maenor Helyg and Ashburnham Road
BP12	Burry Port	Aspirational	Pedestrian	Pedestrian tactile crossing facilities at both estate junctions. Golwgfor Estate / Dan Y Bryn Estate, Lando Road
BP15	Burry Port	Aspirational	Cycle	Aspirational cycle route Burry Port to Cross Hands
BP16	Burry Port	Aspirational	Cycle	A494 Aspirational cycle route to Kidwelly
C1 / 1.1	Carmarthen	Short Term	Cycle	ERM Route 1.1 Fail - Cycle track alongside road to provide a link onwards – requires upgrading - maintain foliage. Details for this scheme to be confirmed subject to discussions with Welsh Government.
C2	Carmarthen	Medium Term	Cycle	Travellers' Rest On road cycle provision – requires upgrading. Provide cycle infrastructure to separate from traffic
C3	Carmarthen	Medium Term	Shared Use	Carmarthen West Link Road – 3m shared use path on either side of road facilities incorporated in plan. Not yet complete on site

C4	Carmarthen	Short Term	Cycle	Shared use path linking College Road and Trevaughan Road. Need better signs to mark the path as it crosses through a farm.
C6	Carmarthen	Medium Term	Cycle	St Clears Road -on road cycling provision – requires upgrading. Links to cycle network
5.1c / C9	Carmarthen	Short Term	Cycle	ERM Route 5.1c Fail - Existing on road cycling provision – requires surface upgrading.
C12	Carmarthen	Medium Term	Pedestrian / cycle	Llansteffan Road. Improved links to school and existing cycle network. On road cycle route
7.1 / C14	Carmarthen	Short Term	Pedestrian / Cycle	Shared Use link to existing cycle network and route. Part of route is ERM route 7.1 - pedestrian. Proposed shared use path
C15	Carmarthen	Aspirational	Cycle	Aspirational link across river linking Johnstown with Pensarn/Pibwrlwyd
C21	Carmarthen	Short Term	Cycle	Route requires upgrading. Provide on or off road cycle infrastructure
C23	Carmarthen	Short Term	Pedestrian	Picton Court - provide signage and footways
C25	Carmarthen	Short Term	Pedestrian / Cycle	St Catherine Street on road cycling route – requires signage
C26	Carmarthen	Short Term	Cycle	College Road - on road cycling route – requires upgrading including crossing
C28	Carmarthen	Short Term	Pedestrian	Section of footway required along access road
4.2 / C29	Carmarthen	Short Term	Cycle	ERM Route 4.2 Fail - Picton Place existing on road cycling provision – requires upgrading – maintain foliage covering signage
1.5 / C30	Carmarthen	Short Term	Pedestrian	ERM route 1.5 – requires upgrading - lighting and surfacing
C32	Carmarthen	Short Term	Pedestrian	Existing walking route – requires upgrading. Provide tactile paving, lighting and resurface defects
C35	Carmarthen	Short Term	Pedestrian	Lime Grove Avenue link improvements and footway widening
C36	Carmarthen	Short Term	Pedestrian	Creation of a small walking link between Ysgol y Dderwen and Fountain Hall Terrace via Llys Ffynnon
C38	Carmarthen	Short Term	Pedestrian	Existing walking route – requires upgrading, steps restrict access for all users
C41	Carmarthen	Short Term	Pedestrian	Friars Park - Needs footway along access road section
C42	Carmarthen	Short Term	Pedestrian	Lammas St to Friars Park - needs new footway along access road
C44	Carmarthen	Short Term	Pedestrian	St Catherine St to Lammas St. needs wider footway
C48	Carmarthen	Short Term	Pedestrian	Jackson's Lane - requires lighting improvements
C49	Carmarthen	Short Term	Pedestrian	King Street requires removal of bollards to increase footway width
5.4a / C52	Carmarthen	Short Term	Cycling	ERM route 5.4a - on road cycling route – requires signage upgrade and route maintenance. Contraflow to allow cyclists along The Quay
5.4b / C53	Carmarthen	Short Term	Cycling	ERM Route 5.4b - The Parade on road cycling route - Enforce on street parking restrictions
C54	Carmarthen	Short Term	Pedestrian	Off road footway between Priory St and Esplanade. Route needs signage and widening
C55	Carmarthen	Aspirational	Pedestrian / cycle	Road safety improvements outside school along Richmond Terrace including plateau for safer pedestrian movement. Cycling provision to be determined.
C56	Carmarthen	Short Term	Pedestrian	Footpath link from Richmond Terrace to St Peters car park. Upgrades as part of Safe Routes
C57	Carmarthen	Short Term	Pedestrian	Footpath link improvement from Richmond Terrace to Richmond School Car Park. Upgrades as part of Safe Routes
C58	Carmarthen	Aspirational	Pedestrian	Footway creation and link to Wellfield Road
C59	Carmarthen	Short Term	Pedestrian	Remove barriers at southern end of route
C60	Carmarthen	Short Term	Pedestrian	Park Hall to Oak Terrace. Provide footway where missing and adequate lighting along link
C61	Carmarthen	Short Term	Pedestrian	Belvedere Av to Park Hall. Remove steps which restrict access
C62	Carmarthen	Medium Term	Pedestrian	Belvedere Av to Ross Av. Remove steps which restrict access and maintain overgrown vegetation
C63	Carmarthen	Medium Term	Pedestrian	Cwm-Oernant - Resurface route to enable access for all users. Maintain overgrown vegetation and provide adequate lighting
C64	Carmarthen	Aspirational	Pedestrian	Footway provision along North Parade
7.19 / C65	Carmarthen	Short Term	Shared Use	ERM Pedestrian route 7.19, INM shared use route. Provide cycle signage
C66	Carmarthen	Aspirational	Cycle	Aspirational shared use path linking with Bronwydd
C67	Carmarthen	Aspirational	Pedestrian	Footway extension on Castell Pigyn Road
C68	Carmarthen	Aspirational	Cycle	Aspirational shared used extension towards Towy Valley Path via Abergwili
C69	Carmarthen	Aspirational	Pedestrian / Cycle	Road safety measures along Gyfre Gardens and 20 mph zone – improved provision for pedestrians and cyclists
C70	Carmarthen	Aspirational	Pedestrian	Footway at the entrance to Wellfield road leading towards Merlins Hill
C75	Carmarthen	Short Term	Pedestrian	Improvements to pedestrian permeability along section between Wellfield Road and Bryn Myrddin
C77	Carmarthen	Short Term	Pedestrian	Remove steps restricting access and provide lighting. Provide crossings at each end of link
C78	Carmarthen	Aspirational	Pedestrian	Penmorfa Lane - traffic order on Keep Clear Zig Zag markings – improved pedestrian safety. Create footway where missing

C79	Carmarthen	Short Term	Pedestrian	Rhiw Babel - Widening of footway at 'Lockerly'
C82	Carmarthen	Aspirational	Pedestrian	Heol Login to Heol Llangynnwr - Existing walking route currently across fields. Requires upgrading.
C83	Carmarthen	Short Term	Shared Use	New cycleway/shared use path linking to new Police HQ
C85	Carmarthen	Short Term	Pedestrian	Footway linking Springfield Road to Capel Evan Rd
C86	Carmarthen	Short Term	Pedestrian	Footway linking Abbey Mead to Towy Valley Path
7.20 / C87	Carmarthen	Aspirational	Pedestrian	Footway linking Abergwili Road to Pigyn Road
C88	Carmarthen	Aspirational	Cycle	On road cycle improvements along Abergwili Road linking to Towy Valley Path
C89	Carmarthen	Aspirational	Pedestrian	Footway linking Towy Valley path to Abergwili Road
C90	Carmarthen	Aspirational	Pedestrian	Cillefwr footpath requires improvements
C91	Carmarthen	Aspirational	Cycle	South Johnstown extension of cycleway the will connect with a new development. Tie into existing infrastructure by the leisure centre
CH1	Cross Hands	Aspirational	Pedestrian	Footway alignment and widening works along Capel Seion Road and Heol Cwmbach
CH2	Cross Hands	Short Term	Pedestrian	Heol Cwmmawr existing footway - Requires upgrading. Provide pedestrian refuge or crossing near school. Restrict footway parking
CH3	Cross Hands	Aspirational	Pedestrian	Plateau crossing to access school over Heol Blaenhirwaun
CH4	Cross Hands	Aspirational	Cycle	Extended off road section of cycleway linking Cwm Mawr with Cross Hands
CH5	Cross Hands	Aspirational	Pedestrian	Additional footway sections along Bethesda Road
7.3 / CH6	Cross Hands	Short Term	Pedestrian	ERM Route 7.3 - Footpath requires surface upgrade
CH7	Cross Hands	Aspirational	Cycle	Tyisha Rd to Darren Las - Additional section of cycleway linking to the existing main cycle route
5.2b / CH8	Cross Hands	Medium Term	Cycle	ERM Route 5.2b - Heol Y Foel cycle route on road – need to improve provision and enforce on street parking. Details for this scheme to be confirmed subject to discussions with Welsh Government.
5.2a / CH9	Cross Hands	Medium Term	Cycle	ERM Route 5.2a- Cycle route on road – need to improve provision and enforce on street parking
CH10	Cross Hands	Aspirational	Cycle	Mynydd Mawr Woodland Park link. Cycle link away from road
CH11	Cross Hands	Medium Term	Cycle	Cycle link to existing cycle network and route. Repair surface defects and provide continuous route. Remove End of Route signage
1.2 / CH12	Cross Hands	Short Term	Cycle	ERM Route 1.2- Define access
CH13	Cross Hands	Short Term	Shared Use	Spine Road shared use under construction
CH15	Cross Hands	Aspirational	Pedestrian	Widening of existing footway on Carmarthen Road alongside Cross Hands Hotel
CH16	Cross Hands	Aspirational	Cycle	Link to existing cycle infrastructure along Meadows Rd
CH17	Cross Hands	Short Term	Cycle	Improvements required to existing cycle infrastructure. Details for this scheme to be confirmed subject to discussions with Welsh Government.
CH18	Cross Hands	Short Term	Shared Use	Existing cycle route - needs upgrading to a continuous off road route
CH19	Cross Hands	Aspirational	Pedestrian	Footway link along Black Lion Road
CH20	Cross Hands	Aspirational	Pedestrian	Improved road safety outside school – 20mph zone
CH21	Cross Hands	Medium Term	Shared Use	Cross Hands Economic Link Road
CH22	Cross Hands	Aspirational	Pedestrian	Footway required along Llandeilo Road
CH23	Cross Hands	Aspirational	Pedestrian	Footway widening Penygroes to Blaunau
CH24	Cross Hands	Aspirational	Pedestrian / Cycle	Improved Road Safety outside school including vertical measures
CH25	Cross Hands	Aspirational	Cycle	Long distance aspirational route joining Cross Hands with Ammanford via Blaenau/Llandybie
7.16 / CH26	Cross Hands	Short Term	Pedestrian	ERM - Upgrade on existing footpath – lighting
7.17 / CH27	Cross Hands	Medium Term	Pedestrian	ERM - Upgrade on existing footpath – lighting and resurfacing
CH32	Cross Hands	Aspirational	Pedestrian	Signalise cross roads and improve pedestrian provision
7.11 / CH33	Cross Hands	Short Term	Pedestrian	ERM Route 7.11 - Upgrade on existing footpath – lighting
CH34	Cross Hands	Aspirational	Pedestrian	Upgrade existing pedestrian right of way from Cwmfferws Road to Saron Road. Complete footway links.
CH35	Cross Hands	Aspirational	Pedestrian	Footway from Access lane to Cruglas Farm to No. 56 Cwmfferws
CH36	Cross Hands	Aspirational	Cycle	B4317 Aspirational long distance cycle route to Kidwelly
K1	Kidwelly	Short Term	Pedestrian	Footway along Station Road. Needs upgrading
B / C / K2	Kidwelly	Short Term	Cycle	ERM Routes B & C - on road needs improvement. Restrict parked vehicles
K3	Kidwelly	Short Term	Shared Use	Provide cycle signage and lighting through park
K5	Kidwelly	Short Term	Shared Use	Existing shared use facilities – requires resurfacing.
K6	Kidwelly	Aspirational	Pedestrian	Aspirational footway provision from Awel y Mor to connect with existing
K7	Kidwelly	Short Term	Pedestrian	Provide formal footway
K8	Kidwelly	Aspirational	Pedestrian	Linking footway along sections of southern curtilage on Carmarthen Road
K9	Kidwelly	Aspirational	Cycle	Aspirational long distance cycle route west from Kidwelly to Ferryside
K10	Kidwelly	Aspirational	Cycle	Direct link from Millennium Coastal Path to Kidwelly Railway Station
K11	Kidwelly	Aspirational	Cycle	Aspirational Route towards Carmarthen from Ferryside
K12	Kidwelly	Aspirational	Cycle	link BP15 to Kidwelly along former Burry Port & Gwendraeth Valley Railway
K13	Kidwelly	Aspirational	Cycle	Aspirational route along A484 to Carmarthen

K14	Kidwelly	Aspirational	cycle	Cycle route along Ferry Road, Kidwelly
LL1	Llandovery	Short Term	Pedestrian	Footway links around trip generators along New Road. Restrict footway parking. Details for this scheme to be confirmed subject to discussions with Welsh Government.
LL5	Llandovery	Aspirational	Shared Use	Aspirational off road cycle/shared use path. Details for this scheme to be confirmed subject to discussions with Welsh Government.
LL6	Llandovery	Aspirational	Cycle	Aspirational route towards Llandeilo along A4069 / A40. Details for this scheme to be confirmed subject to discussions with Welsh Government.
L1	Llanelli	Short Term	Pedestrian / Cycle	Upgrade path leading to Pwll School. Traffic calming to support 20mph zone. Improved crossings. Part of Safe Routes.
L2	Llanelli	Short Term	Pedestrian	Footway improvements along Sandy Road linking to trip attractors as part of Safe Routes
L3	Llanelli	Short Term	Pedestrian	Footway link along Denham Avenue to link with existing infrastructure. Upgrades as part of Safe Routes
L4	Llanelli	Aspirational	Shared Use	Widen paths to allow shared use.
L5	Llanelli	Aspirational	Pedestrian	New crossing with dropped kerbs
L6	Llanelli	Aspirational	Pedestrian	Kerb buildouts on Queen Victoria Road to improve Crossing visibility
L7	Llanelli	Aspirational	Pedestrian	Footway buildout on Old Castle Road
L8	Llanelli	Aspirational	Pedestrian	Crossing Plateau on Waunlanurafon
L9	Llanelli	Short Term	Shared Use	Route through People's Park. Upgraded Links to NCN / Millennium Coastal Path .
L10	Llanelli	Short Term	Pedestrian	Improved pedestrian passage and safety over railway bridge at Old Road, Furnace, Llanelli. Upgrades as part of Safe Routes bid.
L11	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route
L12	Llanelli	Short Term	Shared Use	Church St Proposed shared use path
L16	Llanelli	Medium Term	Shared Use	Station Road to Llanelli centre. Current on road cycle route and footway, proposed shared use path
L17	Llanelli	Medium Term	Cycle	Pottery St - Cycling infrastructure improvements - provide dedicated cycle route
L18	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route
L19	Llanelli	Aspirational	Pedestrian	Create new path to link to school
L20	Llanelli	Aspirational	Pedestrian	Provision of pedestrian tactile crossing facilities Dillwyn St
L21	Llanelli	Medium Term	Shared Use	Llanelli Station links provision of shared use path
L22	Llanelli	Medium Term	Shared Use	Proposed shared use path connecting Marine Street to Pen-y-Fan
L23	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route Ty-Isaf to Parc Trostre
L24	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements linking to new school and Wellness Village
L25	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village
L26	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village
L27	Llanelli	Short Term	Shared Use	Existing shared use path. Short term signage improvements
L28	Llanelli	Aspirational	Cycle	Extend cycle route along B4304 - aspirational cycle route
L29	Llanelli	Medium Term	Shared Use	Proposed shared use path Morfa to Parc Trostre
42 / L30	Llanelli	Medium Term	Cycle	ERM Pedestrian route 42 , INM cycling route including proposed crossing upgrade over existing bridge
L34	Llanelli	Aspirational	Pedestrian	Footway creation around Parc Trostre linking to trip attractors
L35	Llanelli	Aspirational	Pedestrian	Footway creation around Parc Trostre linking to trip attractors
L36	Llanelli	Medium Term	Shared Use	Provide off road cycle route around Parc Trostre linking to trip attractors
L37	Llanelli	Medium Term	Pedestrian	Footway improvements along private road to Tata Steel - Maes-ar-Ddafen Road
L38	Llanelli	Aspirational	Shared Use	Proposed shared use path connecting trip attractors
L39	Llanelli	Medium Term	Shared Use	Proposed shared use path A4138
L43	Llanelli	Short Term	Cycle	Cycling infrastructure improvements A484. Provide dedicated cycle facilities
L44	Llanelli	Aspirational	Pedestrian / Cycle	Traffic calming measures on Walters Road, Marblehall Road and Penallt Road
95 / L45	Llanelli	Short Term	Shared Use	ERM Route 95 - Footpath upgrade required – maintain foliage
L46	Llanelli	Medium Term	Shared Use	Swansea Rd proposed shared use path
49 / L47	Llanelli	Short Term	Shared Use	A484 to Swansea Rd - no existing cycling infrastructure, proposed shared use path
L48	Llanelli	Medium Term	Shared Use	Corporation Avenue - no existing cycle infrastructure. Proposed shared use path

L49	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - no existing infrastructure
L50	Llanelli	Short Term	Shared Use	Afon Lliedi Shared use path requires upgrade - signage
L54	Llanelli	Medium Term	Shared Use	Heol Nant Y Felin on road cycling - Proposed shared use path
L55	Llanelli	Medium Term	Shared Use	Corporation Avenue to Heol Goffa Shared use path off road - upgrades required
L56	Llanelli	Medium Term	Shared Use	Corporation Ave North - Proposed shared use path
L57	Llanelli	Medium Term	Shared Use	Corporation Avenue to Gower View Proposed shared use path
L58	Llanelli	Aspirational	Pedestrian	Footway provision between no. 204, 208 and 210 Felinfoel Rd
L59	Llanelli	Aspirational	Pedestrian	Llon Y Dderwen Widen and realign road to accommodate footway. Narrow, steep gradient no footways
66 / L60	Llanelli	Short Term	Pedestrian	ERM Footpath Route 60 - upgrade required – maintain foliage
L61	Llanelli	Aspirational	Pedestrian	Footway and minor road widening at Community Centre, Tanyrhodyn leading to Rhandirfelin
L62	Llanelli	Short Term	Shared Use	Salem Rd / Glan Yr Afon proposed shared use path
59 / L64	Llanelli	Short Term	Pedestrian	ERM Footpath Route 59 upgrade required – maintain foliage
L65	Llanelli	Medium Term	Shared Use	Provide continuous shared use path. Part off road part on road. Penygaeir Rd to Brynsiriol
55 / L66	Llanelli	Short Term	Shared Use	ERM Route 55 Existing Pedestrian - Proposed shared use path - improve signage
L68	Llanelli	Medium Term	Shared Use	Bryn Eli proposed shared use path - no existing cycle infrastructure
L70	Llanelli	Short Term	Pedestrian	Bryngwyn Rd - Footway improvements linking to trip attractors. Restrict footway parking and relocate traffic signs from footway
L72	Llanelli	Medium Term	Shared Use	Dafen Cricket Club - Proposed shared use path, no footpath currently
L73	Llanelli	Medium Term	Shared Use	Prince Phillip Hospital to A4138 Proposed shared use path
L76	Llanelli	Medium Term	Shared Use	Dafen Road to Prince Phillip hospital- no existing cycle infrastructure. Proposed shared use path. New build through field to connect to hospital.
L79	Llanelli	Medium Term	Shared Use	Ynyswen to Afon Lliedi Proposed shared use path - away from road.
L81	Llanelli	Aspirational	Pedestrian / Cycle	Heol Belli Glas / Pennant Cycling/pedestrian improvements and extend 20 mph zone to include key routes to school
L83	Llanelli	Short Term	Shared Use	Proposed shared use path linking residential and employment sites - not yet built
L84	Llangennech	Aspirational	Pedestrian	Footway and Road Safety Improvements North and south of the roundabout along Troserch Road
L85	Llangennech	Aspirational	Cycle	Improved safety and speed measures along Maes y Dderwen Rd / Pontarddulais Rd plus additional cycle supporting measures.
L86	Llangennech	Aspirational	Pedestrian	Provision of linking section footway across No. 3 Heol Y Mynydd
L87	Llangennech	Aspirational	Pedestrian	Footway in vicinity of Ty Ddraig Gwyrdd and along Genwen Road
L88	Llanelli	Aspirational	Pedestrian / Cycle	20mph limit on Cwrmfelin Road near junction with School. Improved links along Tanygraig Rd
L89	Llanelli	Aspirational	Pedestrian	Improved footway and widening of footway where road narrows along Berwick Road
L90	Llanelli	Medium Term	Cycle / Pedestrian	Crossing across B4297
L91	Llanelli	Aspirational	Pedestrian	Footway on Western side of B4297 in Bynea
C / L92	Llanelli	Medium Term	Shared Use	ERM Route C outside of Gateway Holiday Park very poor surface needs upgrading
C / L93	Llanelli	Medium Term	Shared Use	ERM along (NCN4) Machynys Peninsula very poor surface needs upgrading
L94	Llanelli	Aspirational	Shared Use	Build a cycle/pedestrian lane, put in lights across the A484, this would link up the two cycle parts of Penylan with the new route recently built on the A4138, whilst avoiding Trostre Roundabout completely.
L95	Llanelli	Aspirational	Shared Use	Furnace School aspirational links to NCN
L96	Llanelli	Short Term	Pedestrian	Footway creation to south of Furnace School
L97	Llanelli	Short Term	Shared Use	Shared use path creation linking the community centre with the rugby club and NCN
L98	Llanelli	Aspirational	Pedestrian	Footway improvements over Old Road bridge and link to NCN
L99	Llanelli	Aspirational	Shared Use	New shared use link to North Dock as an alternative to link L4
L100	Llanelli	Aspirational	Pedestrian	Off road footpath improvements to link to Glascoed and School
L101	Llanelli	Aspirational	Pedestrian	Aspirational shared use to connect to back of school
L102	Llanelli	Short Term	Shared Use	Replacement of existing steps to link estate to Sandy Water Park
L103	Llanelli	Short Term	Shared Use	Replacement of small bridge to complete route
H1	Hendy	Aspirational	Pedestrian	Footway/Road Safety improvements along Heol Y Parc between Heol Llynbedw and Clos Y Wern.
H2	Hendy	Aspirational	Pedestrian	Footway link improvements on Bronallt Road
H3	Hendy	Aspirational	Pedestrian	Footway provision improvements along Carmarthen Road
H4	Hendy	Aspirational	Pedestrian / Cycle	Improved cycle/pedestrian facilities along Iscoed Road especially outside the school including crossing facilities.
H6	Hendy	Aspirational	Shared Use	Route connecting Hendy and Llangennech
SC1	St Clears	Aspirational	Pedestrian	Provide footway along Bethlehem Road

SC2	St Clears	Short Term	Cycle	Existing Cycleway. Better visibility leading up to path under the underpass and surface of path into St Clears Car Park. Better surface on path between St Clears and Church leading down to the river. Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC3	St Clears	Medium Term	Pedestrian	Pedestrian footway improvements along Station Road
SC4	St Clears	Short Term	Cycle	A40 - Existing cycleway. Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC5	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC6	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen
SC7	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen
SC8	St Clears	Aspirational	Shared Use	Footpath/Cycle route from St Clears Boat Club through to existing cycle route alongside river
SC9	St Clears	Aspirational	Shared Use	Aspirational shared use path connecting Pwll Trap to St Clears
SC10	St Clears	Aspirational	Shared Use	Aspirational shared use path along Tenby Rd

Appendix 6: Policy Assessment

Strategic Policy: SP1 Strategic Growth	
Strategic Objectives	SO3 - To assist in widening and promoting education and skills training opportunities for all.
National Well-being Goals	A more equal Wales.
Local Well-being Goals	<p>Early Intervention - To make sure that people have the right help at the right time; as and when they need it.</p> <p>Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.</p>
Monitoring	<p>The following indicators will monitor the effectiveness of the policy:</p> <p>To be developed as part of the deposit LDP.</p>
Planning Policy Wales Edition 10 alignment	Active and Social Places & Productive and Enterprising Places.

Strategic Policy: SP2 Retail and Town Centres	
Strategic Objectives	SO4 - To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of public services, healthcare, shops, leisure facilities and work opportunities, as well as vibrant town centres.
National Well-being Goals	A prosperous Wales.
Local Well-being Goals	<p>Early Intervention - To make sure that people have the right help at the right time; as and when they need it.</p> <p>Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.</p>
Monitoring	<p>The following indicators will monitor the effectiveness of the policy:</p> <p>To be developed as part of the deposit LDP.</p>

Planning Policy Wales Edition 10 alignment	Active and Social Places & Productive and Enterprising Places.
Strategic Policy: SP3 A Sustainable Approach to Providing New Homes	
Strategic Objectives	SO10 - To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.
National Well-being Goals	A Wales of cohesive communities.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Placemaking & Active and Social Places.

Strategic Policy: SP4 Affordable Homes Strategy	
Strategic Objectives	SO10 - To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.
National Well-being Goals	A Wales of cohesive communities & A more equal Wales.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Placemaking & Active and Social Places.

Strategic Policy: SP5 Strategic Sites	
Strategic Objectives	SO12 - To encourage investment & innovation in rural and urban areas by making adequate provision to meet employment need and to contribute at a regional level to the delivery of the Swansea Bay City Deal.
National Well-being Goals	A prosperous Wales.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places.

Strategic Policy: SP6 Employment and the Economy	
Strategic Objectives	SO12 - To encourage investment & innovation in rural and urban areas by making adequate provision to meet employment need and to contribute at a regional level to the delivery of the Swansea Bay City Deal.
National Well-being Goals	A prosperous Wales.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.

Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places.
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Strategic Policy: SP7 Welsh Language and Culture	
Strategic Objectives	SO11 - To assist in protecting, enhancing and promoting the Welsh Language and the County's unique cultural identity, assets and social fabric.
National Well-being Goals	A Wales of vibrant culture and thriving Welsh Language.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Distinctive and Natural Places.

Strategic Policy: SP8 Infrastructure	
Strategic Objectives	SO14 - To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).
National Well-being Goals	A prosperous Wales.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places.

Strategic Policy: SP9 Gypsy and Traveller Provision	
Strategic Objectives	SO10 - To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.
National Well-being Goals	A more equal Wales & A Wales of cohesive communities.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Active and Social Places

Strategic Policy: SP10 The Visitor Economy	
Strategic Objectives	SO13 - To make provision for sustainable & high quality all year round tourism related initiatives.
National Well-being Goals	A prosperous Wales.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places

Strategic Policy: SP11 Placemaking and Sustainable Places	
Strategic Objectives	SO9 - To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by promoting a place making approach and a sense of place.
National Well-being Goals	A Wales of cohesive communities & A healthier Wales.
Local Well-being Goals	Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Placemaking & Active and Social Places

Strategic Policy: SP12 Rural Development	
Strategic Objectives	SO2 - To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.
National Well-being Goals	A prosperous Wales, A Wales of cohesive communities & A healthier Wales.
Local Well-being Goals	Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment. Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

Strategic Policy: SP13 Maintaining and Enhancing the Natural Environment	
Strategic Objectives	SO1 - To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.
National Well-being Goals	A globally responsible Wales & A resilient Wales.
Local Well-being Goals	Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Distinctive and Natural Places

Strategic Policy: SP14 Protection and Enhancement of the Built and Historic Environment	
Strategic Objectives	SO5 - To safeguarded and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.
National Well-being Goals	A globally responsible Wales & A Wales of vibrant culture and thriving Welsh Language.
Local Well-being Goals	Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Distinctive and Natural Places

Strategic Policy: SP15 Climate Change	
Strategic Objectives	SO7 To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting renewable energy and the efficient use and safeguarding of resources.
National Well-being Goals	A globally responsible Wales & A resilient Wales.
Local Well-being Goals	Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Placemaking & Distinctive and Natural Places

Strategic Policy: SP16 Sustainable Distribution – Settlement Framework	
Strategic Objectives	SO6 - To ensure that the principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities and wherever possible encouraging the reuse of previously developed land.
National Well-being Goals	A Wales of cohesive communities, A prosperous Wales & A resilient Wales.
Local Well-being Goals	Strong Connections - Strongly connected people, places and organisations that are able to adapt to change. Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.

Planning Policy Wales Edition 10 alignment	Placemaking & Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places
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Strategic Policy: SP17 Transport and Accessibility	
Strategic Objectives	SO8 - To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.
National Well-being Goals	A Wales of cohesive communities & A globally Responsible Wales.
Local Well-being Goals	Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places

Strategic Policy: SP18 Mineral Resources	
Strategic Objectives	SO7 - To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting renewable energy and the efficient use and safeguarding of resources.
National Well-being Goals	A globally responsible Wales.
Local Well-being Goals	Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.

Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places
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Strategic Policy: SP19 Waste Management	
Strategic Objectives	SO7 - To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting renewable energy and the efficient use and safeguarding of resources.
National Well-being Goals	A globally responsible Wales.
Local Well-being Goals	Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.
Monitoring	The following indicators will monitor the effectiveness of the policy: To be developed as part of the deposit LDP.
Planning Policy Wales Edition 10 alignment	Productive and Enterprising Places

Commitments Considered as at 1st April 2019

* Sites Allocated as 100% Affordable Schemes

					Time Lag to construction start in months																				
				Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Cluster	Settlement	Site	Revised LDP Map Reference					Completions	U/C																
1																									
Tier 2	Carmarthen	Former Health Authority Buildings, Penlan Road	PrC1/h1	8																					
		Springfield Road	PrC1/h2	29																					
		113 Priory Street	PrC1/h3	37																					
		Land off Parc y Delyn	PrC1/h4	35																					
		East of Devereaux Drive	PrC1/h5	10																					
		Dolgwili Road	PrC1/h6	26																					
		Penybont Farm, Llysonnen Road	PrC1/h7	9																					
		Llansteffan Road	PrC1/h8	50																					
		Mounthill	PrC1/h9	5																					
		Brynhyfryd	PrC1/h10	20																					
		Rhiw Babel extension	PrC1/h11	16																					
		Castell Pigyn Road, Abergwili	PrC1/h12	35																					
		Land south of Pant Glas, Bronwydd Road	PrC1/h13	13																					
		Bronwydd Road (south)	PrC1/h14	23																					
		West Carmarthen	PrC1/MU1	700																					
		Pibwrlwyd	PrC1/MU2	245																					
		Tier 2	Pontyates / Meinciau / Ponthenri	Lime Grove	SeC1/h1	19																			
				Land to the rear of Brynderi	SeC1/h2	7																			
				Land adjoining Tabernacle Chapel	SeC1/h3	11																			
Cae Canfas, Heol Llanelli	SeC1/h4			8																					
Land at 8 Heol Llanelli	SeC1/h5			6																					
Tier 2	Ferryside	Caradog Court	Sec2/h1	12																					
		Land to the rear of Parc y Ffynnon	Sec2/h2	12																					
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	8																					
		Land adj. Lleine	SuV1/h2	13																					
	Llanybri	No Allocation	SuV2																						
	Llansteffan	Land to the rear of Maesgriffith	SuV3/h1	19																					
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6																					
	Cwmffrwd	Land at Maesglasnant	SuV5/h1	20																					
	Llangyndeyrn	No Allocation	SuV6/h1																						
	Brechfa	No Allocation	SuV7/h1																						

Llangain	South of Dol y Dderwen	SuV8/h1	36					
Idole / Pentrepoeth	No Allocation	SuV9						
Peniel	South of Pentre Aberdeuddwr / Pantyfedwen	SuV10/h1	10					
		SuV10/h2	38					
Alltwalis	Land at Alltwalis School	SuV11/h1	12					
Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20					
Llandyfaelog	No Allocation	SuV13						
Rhydargaeau	Cefn Farm	SuV14/h1	33					
Llanarthne	Llanarthne School	SuV15/h1	10					
Capel Dewi	Llwynddewi Road	SuV16/h1	8					
Nantgaredig	Rear of former joinery, Station Road	SuV17/h1	30					
Pontargothi	Land off A40, Pontargothi	SuV18/h1	15					
Llanddarog	Land Opp. Village Hall	SuV19/h1	16					
	Land adj. and the r/o Haulfan	SuV19/h2	10					
Porthyrhyd	Land adjacent to Llwynhenry Farm	SuV20/h1	6					
Cwrmduad	No Allocation	SuV21						
Total for the cluster			1646					
Cluster 2								
Tier 1	Llanelli	Beech Grove, Pwll	PrC2/h1	10				
		Former Laboratory						
		Pen y Fai Lane	PrC2/h2	10				
		Parc y Strade, Llanelli West	PrC2/h3	94				
		North Dock (inc former Pontrilas)	PrC2/h4	210				
		The Avenue, Morfa	PrC2/h5	35				
		107 Station Road	PrC2/h6	7				
		13-15 Station Road	PrC2/h7	9				
		2-4 Coleshill Terrace	PrC2/h8	9				
		3-5 Goring Road	PrC2/h9	8				
		Land adjacent The Dell, Furnace	PrC2/h10	13				
		Brynmefys , Furnace	PrC2/h11	54				
		Llys yr Hen Felin, Town Centre	PrC2/h12	27				
		Land off Frondeg Terrace	PrC2/h13	29				
		Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	6				
		Maesarddafen Road / Erw						
		Las, Llwynhendy	PrC2/h15	94				
		Ynys Las, Llwynhendy	PrC2/h16	45				
		Adjacent 73 Parc Gitto, Llwynhendy	PrC2/h17	10				
		Dylan, Trallwm	PrC2/h18	32				

Tier 2	Kidwelly	Genwen, Bryn	PrC2/h19	260						
		Harddfan, Bryn	PrC2/h20	6						
		Maes Y Bryn, Bryn	PrC2/h21	34						
		Cwm y Nant, Dafen	PrC2/h22	280						
		Dafen East Gateway	PrC2/h23	150						
		Wellness and Life Science Village (strategic site),								
		South Llanelli	PrC2/SS1	240						
		Trostre Gateway (mixed use)	PrC2/MU2	35						
		Land adjacent to Brodawel	SeC3/h1	9						
		Land off Priory Street	SeC3/h2	20						
		Land to the rear of Park View Drive	SeC3/h3	24						
		Land at Former Dinas Yard	SeC3/h4	80						
	Burry Port	Gwdig Farm	SeC4/h1	105						
		Burry Port Harbourside	SeC4/h2	364						
		Glanmor Terrace	SeC4/h3	32						
	Pembrey	Garreglwyd	Sec5/h1	14						
		Cwrt Farm	Sec5/h2	100						
	Hendy / Fforest	Adjacent Clos Ty Gwyn	SeC6/h1	20						
		Land between Clayton Road and East of Bronallt Road	SeC6/h2	39						
		Coed y Bronallt	SeC6/h3	8						
		Adjacent to Clos Benallt Fawr,								
		Fforest	SeC6/h4	35						
		Fforest Garage	SeC6/h5	17						
	Llangennech									
		Box Farm	SeC7/h1	7						
		Aber Llchwyr	SeC7/h2	10						
		Golwg Yr Afon	SeC7/h3	50						
		Opposite Parc Morlais	SeC7/h4	35						
Trimsaran / Carway	Maesydderwen	SeC7/h5	5							
	Ffos Las	SeC8/h1	233							
	Land to the rear of Cae Linda	SeC8/h2	50							
Tier 3	Mynyddgarreg	Land opposite Parc y Garreg	SuV22/h1	30						
		Land adjacent to Ty Newydd, Meinciau Road	SuV22/h2	8						
		Land at Llangadog Road	SuV22/h3	12						
	Five Roads / Horeb									
		Clos y Parc	SuV23/h1	20						
		Adjacent Little Croft	SuV23/h2	25						
	Llansaint / Broadway									
		No Allocation	SuV24							
Total for the cluster				3059						
Cluster 3										
Tier 1	Ammanford (inc Betws and Penybanc)	Land at r/o No 16-20 & 24-30 Betws Road	PrC3/h1	8						

	Former Petrol Station, Wind Street	PrC3/h2	6			
	Land at Gwynfryn Fawr	PrC3/h3	28			
	Tirychen Farm	PrC3/h4	150			
	Yr Hen Felin, Pontamman Road	PrC3/h5	8			
	Land adjoining Maes Ifan, Maesquarre Road	PrC3/h6	18			
	No Allocation	PrC3				
Blaenau	No Allocation	PrC3				
Caerbryn	No Allocation	PrC3				
Capel Hendre	Delfryn Estate	PrC3/h7	15			
Castell yr Rhingyll	No Allocation	PrC3				
Cefneithin	Land off Heol y Parc	PrC3/h8	18			
Cross Hands	Land adjacent to Maesyrfhaf	PrC3/h9	9			
	Land to the rear of Gwernllwyn	PrC3/h10	30			
	Land east of Carmarthen Road	PrC3/h11	60			
	Land adjoining A48 and Heol y Parc	PrC3/h12	8			
	Land at Heol Cae Pownd	PrC3/h13	101			
Drefach (Tumble)	Nantydderwen	PrC3/h14	33			
	Land off Heol Caegwyn	PrC3/h15	6			
	Uwch Gwendraeth	PrC3/h16	6			
	Land part of Maesygwern, Heol Caegwyn	PrC3/h17	23			
Gorslas	Land adjoining Brynlluan	PrC3/h18	29			
Llandybie	Land off Llys y Nant	PrC3/h19	9			
	Land north of Maespiode	PrC3/h20	42			
	Maespiode	PrC3/h21	8			
Penygroes	Adj. Pant y Blodau	PrC3/h22	79			
	Land at Waterloo Road	PrC3/h23	15			
	Emlyn Brickworks	PrC3/MU1	177			
	Land between 123 and 137 Waterloo Road	PrC3/h24	11			
	Land off Gate Road	PrC3/h25	8			
Saron	Land off Parc-y-Mynydd	PrC3/h26	15			
	Land off Nant-y-Ci Road	PrC3/h27	18			
Tumble						
	Land at Factory site between No. 22 & 28 Bethesda Road	PrC3/h28	30			
	Central Garage	PrC3/h29	24			
	Land off Gwendraeth Road	PrC3/h30	9			
Tycroes	Land at Fforestfach	PrC3/h31	17			
	Land south of Tycroes Road	PrC3/h32	62			

	Capel Iwan	Land adjacent to Lleinau	SuV37/h3	10					
		Maes y Bryn	SuV38/h1	11					
		Land adj Brynglas	SuV38/h2	5					
	Llanfihangel ar arth	Adj Yr Hendre	SuV39/h1	7					
	Trelech	Clos Y Cynin	SuV40/h1	8					
	Pontyweli	Adj Crug yr Wyn	SuV41/h1	19					
	Cenarth	No Allocation	SuV42						
	New Inn	Blossom Inn	SuV43/h1	8					
Total for the cluster				402					
Cluster 5									
Tier 2	Llandovery	Land to north of Dan y Crug	SeC15/h1	12					
		Land adjacent to Brynheillog, Tywi Avenue (SR/081/006)	SeC15/h2	8					
	Llandeilo	Llandeilo Northern Quarter	SeC16/h1	27					
		Thomas Terrace	SeC16/h2	5					
		Land adjacent 28 Carmarthen Rd, Llandeilo (SR/080/003)	SeC16/h3	5					
	Llangadog	Land opp. Llangadog C.P School	SeC17/h1	16					
		Land off Heol Pendref	SeC17/h2	8					
Tier 3	Caio	No Allocation	SuV44						
	Ffarmers	No Allocation	SuV45						
	Llansawel	No Allocation	SuV46						
	Talley	Land adjoining Ffynnon Dawel	SuV47/h1	7					
	Cwrt Henri	Land adjacent to Glasfryn Court	SuV48/h1	16					
	Llanfynydd	No Allocation	SuV49						
	Llanwrda	No Allocation	SuV50						
	Cwmifor	Opp. Village Hall	SuV51/h1	8					
	Salem	No Allocation	SuV52						
	Abergorlech	No Allocation	SuV53						
Total for the cluster				112					
Cluster 6									
Tier 2	St Clears / Pwll Trap	Adjacent to Britannia Terrace	SeC18/h1	60					
		Former Butter Factory	SeC18/h2	45					
		Land adjacent to Cefn Maes	SeC18/h3	50					
		Land at Heol Llaidelyn	SeC18/h4	6					
		Land adjacent to Gwynfa, Station Road	SeC18/h5	8					

[illegible]

Appendix 8 - Waste Management Sites

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
Recycling Equipment UK Ltd	Linton Yard	HCI Waste Transfer Station	SS 54996 98484	SA14 9SU
Ammanford Recycling Ltd	Ammanford Metal Recycling, Shands Rd, Ammanford	ELV Facility	SN 62340 12974	SA18 3SU
JH Davies	Neville's Dock, Seaside, Llanelli	Metal Recycling Site	SS 50335 98852	SA15 2NW
Dyfed Recycling Services	Pencoed Yard, Bellevue Rd, Bynea, Llanelli	HCI Waste Transfer Station	SN 52853 01353	SA14 9LN
Browns Waste Management and Recycling Ltd	Bynea, Llanelli	HCI Waste Transfer Station	SS 54934 98581	SA14 9SU
Taybrite Works	Heol Y Bwlch, Bynea	HCI Waste Transfer Station	SS 55100 98600	SA14 9ST
Pendragon Waste & Skip Hire	Pendragon Waste & Skip Hire, Thornhill Rd, Cwmgwili, SA14 6PT	HCI Waste Transfer Station	SN 57576 11300	SA14 6PT
CWM Environmental Ltd	Trostre Road Industrial Estate	Household Waste Amenity Site	252,371,199,453	SA14 9UU
CWM Environmental Ltd	Nantycaws Waste Management Site, Llanddarog Rd, Nantycaws, Carmarthen	HCI Waste Transfer Station	SN 47387 17556	SA32 8BG
CWM Environmental Ltd	Nantycaws Waste Management Site, Llanddarog Rd, Nantycaws, Carmarthen	Physical Treatment Facility	SN 47308 17601	SA32 8BG
CWM Environmental Ltd	Nantycaws Landfill, Llanddarog Rd, Nantycaws, Carmarthen	Non Hazardous LF	SN 47860 17580	SA32 8BG
Rock & Fountain Quarry	Conwyl Elfed, Carmarthen	HCI Waste Transfer Station	SN 39039 25798	SA33 6AR
T Richard Jones Betws Ltd	Foundry Road, Ammanford	Biodegradable Waste Transfer Station	SN 63272 12187	SA18 2LS
Carmarthen Recycling & Environmental Services Ltd	Transfer Station, Johnstown, Carmarthen	HCI Waste TS + asbestos	SN 38980 18935	SA31 3RB
Natural UK Ltd Healthcare Management Facility	Unit 3, Capel Hendre Industrial Estate, Capel Hendre, Ammanford	Clinical Waste Transfer Station	SN 59321 11008	SA18 3SJ

Browns Recycling Group Ltd	Former Morlais Colliery, Pontardulais Rd, Llangennech, Llanelli	Physical Treatment Facility	SN 57429 02522	SA14 8YF
Carmarthenshire County Council	Cwmamman Depot, Glanamman, Ammanford	HCI Waste Transfer Station	SN 67644 13719	SA18 1LQ
Carmarthenshire County Council	Cillefwr Depot, Johnstown, Carmarthen	HCI Waste Transfer Station	SN 39659 19097	SA31 3QZ
Carmarthenshire County Council	Troste Depot, Trostre Industrial Park, Llanelli	Hazardous Waste Transfer Station	SS 52270 99331	SA14 9RA
CWM Environmental	Wernddu Civic Amenity and Transfer Station, Wernddu Road, Ammanford	Household Waste Amenity Site	SN 64731 15307	SA18 2UR
CWM Environmental Ltd	Whitland Recycling Centre & Civic Amenity Site	Household Waste Amenity Site	SN 19250 16750	SA34 0AE
Gwendraeth Valley Recycling Ltd	Carway Fawr Site Office, Former Cynheidre Colliery, Five Roads, Llanelli	HCI Waste TS + treatment + asbestos	SN 49590 07986	SA15 5YN
Mekatek Limited	Amex Park, Johnstown, Carmarthen	Biological Treatment Facility	SN 40060 19310	SA31 3NF